

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: LU/152/18/HH

LOCATION: 20 Mantling Road
Littlehampton
BN17 7DG

PROPOSAL: Loft conversion & first floor dormer to west elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to convert the roof of the existing dwelling by way of extending roof to the Northern elevation, and creating a first floor side dormer.

RELEVANT SITE HISTORY

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Parish Council - No comment.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

DEV19	Extensions to existing residential buildings
GEN2	Built-up Area Boundary
GEN7	The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings

D SP1 Design

SD SP2 Built -Up Area Boundary

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2

A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in GEN2 of the Arun District Council Local Plan, and SD SP2 of the Emerging Local Plan. In this case, the key policies are deemed to be GEN7 and DEV19 of the Arun District Council Local Plan. Additionally, D DM1 and D DM4 of the Emerging Local Plan and the relevant Littlehampton NP policies.

DESIGN AND VISUAL AMENITY

By virtue of the location of the proposed development, the side dormers will be clearly visible within the street scene, and it is given that considering its modest design, it has no significantly detrimental impact upon the established spatial pattern or character of the locality. As a result of the ridge height of the dormer being 1.5 lower than the ridge height of the host dwelling and its materials, it is considered that its appears subservient and well integrated with the host dwelling, and therefore has no unacceptable impact upon its established character.

The extension will continue the roofline of the existing dwelling with the same roof shape. This is considered to make this extension well integrated with the design of the existing dwelling. The host dwelling is a chalet bungalow, with the proposed extension in keeping with the character of the host dwelling. The area is characterised by a mix of roofing styles, therefore it is considered that the proposed development would have no significant harm on the established character of the area.

Resultantly, the proposed development is considered to be in accordance with GEN7(ii), DEV19(i) and (ii) of the Arun District Council Local Plan. Additionally, the proposal is considered to be in accordance with D DM1(1), (2) and D DM4(a) and (b) of the Emerging Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant overbearing or overshadowing impact as a result of the proposal all being retained within the same footprint as the host dwelling. Whilst due to the addition of two new windows there is potential for overlooking, it is not considered that the views provided from the new windows would be any worse than those that already exist on the host dwelling. The adjacent property to the West does not feature any windows on its first floor Eastern elevation, and even if this was not the case, there is mature foliage of which is between the two dwellings which is considered to obstruct any views that may cause a loss of privacy.

As such, the proposed development is considered to be in accordance with GEN7(iv) and DEV19(iii) of the Arun District Council Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans ...

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy XXXXXXXXXX of the Arun District Local Plan.
- 3 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).