

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

REF NO: LU/157/18/HH

LOCATION: 6 Granary Way
Littlehampton
BN17 7QY

PROPOSAL: Single storey extension to west elevation & conversion of garage to habitable space.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension along the western and southern boundary and to convert the garage into a habitable space.

RELEVANT SITE HISTORY

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

Parish Council has no objection on the basis there was sufficient off street parking with the loss of a garage.

No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	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 proposed development is situated within the built up area boundry where the principle of development is acceptable subject to accordance with relevant development plan policies. In this case the key policies considered are DDM1 and DDM4 of the Arun District Local Plan, Policy 1 and 2 of the Littlehampton Neighbourhood Plan and the National Planning Policy Framework.

The site has no previous planning history and is occupied by a semi-detached two storey dwelling with an attached garage within a residential area with properties of similar styles and designs.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct an L shaped extension which will infill the rear of the property starting from the back of the garage and extend along the southern elevation for about 6.6m in total. It will then run the full width of the existing property which will extend 3m from the rear wall of the existing dwelling.

The garage will also be converted into habitable accommodation and as such a window will be installed which will front the street scene. This is the only part of the proposal which will be visible from the street frontage.

Most of the neighbouring properties have garages to the front and whilst the replacement of a garage door with a window will alter the appearance of the property in the street scene it is not necessarily considered harmful to the appearance.

Due to the siting of the proposed extension it is considered well integrated with the host dwelling and will use materials to match the existing property. The proposed extension is not deemed to impact the character or spatial pattern of the area and accord with DDM1 and DDM4 of the Arun District Local Plan and policy 1 and 2 of the Littlehampton Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension to the rear will serve as a conservatory and will have a sloping roof with a maximum height of 3.15m and eaves of 2.5m whilst the infill extension along the southern boundary will serve as a lounge and have a flat roof at around 3m maximum height with roof lantern.

There are doors proposed to the rear which will overlook the rear garden and with no proposed side windows it is not considered to give rise to any overlooking. Due to the height and location of the proposed extension it is also not considered to be unduly dominant or give rise to any overbearing.

Although the proposal will lead to the loss of parking in the garage, it is considered there is sufficient space available on the front drive for car parking and as such this is not considered an issue of concern.

The proposal is not considered to give rise to any overlooking, overbearing or overshadowing and is therefore in accordance with DDM1 and DDM4 of the Arun District Local Plan.

SUMMARY

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

HUMAN RIGHTS ACT

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**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 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).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans
 - Proposed Elevations - GC4 Rev A
 - Proposed Ground Floor Plan - GC2 Rev A
 Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District Local Plan.
- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DMM1 and DDM4 of the Arun District Local Plan.
- 4 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.