

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

REF NO: LU/163/18/HH

LOCATION: 15 Parkside Avenue
Littlehampton
BN17 6BG

PROPOSAL: Garage extension/conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No objection

No other comments received

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within 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
TSP1	T SP1 Transport and Development

[Littlehampton Neighbourhood Plan 2014 Policy 1](#) The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The key issues to be considered in the determination of this application are the design of the proposal, whether harm arises to the residential amenity of the neighbouring property and parking.

The property is a semi-detached two storey house located in an area where the overall character of the street is generally uniform, but with subtle differences in appearance of individual house types.

At present there is a side garage extension with bedroom above, which probably dates to the time the house was constructed. The front of the garage is currently set back from the front wall of the house (by 2.7m). The proposal is to add a single storey extension in this area, thereby removing the set back. This area together with the garage would become a guest bedroom with en-suite.

The roof of the extension would have a false pitch. The intention is that the finishes would match that of the existing house (brick & tile)

The property nearest (no.17) also appears to have converted its garage in the past. The proposed extension would not cause any material harm to the residential amenities of the adjoining occupiers.

In terms of parking the driveway is still available for the parking of at least one car. On street parking is also available.

Overall, this proposal causes no harm and no policy conflict has been identified with either the Arun LP 2018 or the Littlehampton NP.

There is no relevant site history.

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 no harmful 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: 18/4547/3.

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 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.