

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

REF NO: LU/168/21/HH

LOCATION: 12 Reef Close
Littlehampton
BN17 6QG

PROPOSAL: Two storey side extension and single storey side extension with alterations to fenestration and demolition of attached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a two storey side extension and single storey extension with alterations to fenestration and demolition of attached garage.

The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be painted render and composite horizontal cladding and the roof will be interlocking concrete tiles in grey. The windows on this proposal will be UPVC casements.

The proposal will be 13.10m to the north, 0.2m to the east, 18.46m to the rear and 0.5m to the western boundary.

At the front elevation the single storey extension can be seen which has a height of 4.16m and length of 2.89m, there will be one window here. The two storey side extension will also be visible which has a height of 6.26m and length of 2.39m, there will be one window on the first floor.

At the rear elevation the roof of the two storey extension will be 1m below the host dwelling roof height. The doors at the first floor of the two storey extension will have a glass screen which looks to the rear. Windows will be added to the first floor extension and changes to windows on the host dwelling too.

At the side (west) elevation the single storey extension can be seen with a height of 4.14m and length of 9.18m, there will be 1 roof light here. The side (east) elevation of 12 Reef Close will have a proposed total length of 8.09m and height of 7.26m.

RELEVANT SITE HISTORY

LU/181/20/HH	Single storey side and front extension and conversion of garage to habitable use with alterations to fenestration.	ApproveConditionally 15-09-20
--------------	--	----------------------------------

REPRESENTATIONS

No objection from Town Council.

- One letter of support
- Two letters of objection stating - the proposal is a barrier to the view of the sea, there are concerns of design, the proposal will have a negative impact on the visual amenity of the area.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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

[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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and Policy 1 of 2 of the Littlehampton Neighbourhood Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant policies in the Neighbourhood Plan. It goes on to set out circumstances where an applications conflict with Policy 1 would be acceptable.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development in the built up area boundary.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the side of the property, and due to the location it will be visible to the street scene and wider area. Although it will be visible to the street scene, due to the use of similar materials there will be no significant harmful impact on the character and appearance of the area.

It is noted that this application seeks to demolish the existing attached garage, therefore this will have an impact on parking at 12 Reef Close. However, there is off-street parking at the property where there will be spaces for three cars.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide.

RESIDENTIAL AMENITY

The overall proposal doesn't have a significant harmful impact on neighbouring properties due to it's position away from the boundary. The proposal has significant boundary distances ranging from 18.46m at the south to 0.2m at the east. It is noted that the side elevations at the east and west are significantly smaller than at the front and rear, however there are no windows at the side elevations that will cause any harmful impacts, as a result the smaller boundary will not cause any harm in the form of overshadowing or overbearing impacts.

The two storey side extension is unlikely to have any harmful impacts on the character of the area. The extension will not result in any harmful impacts to the street scene due to it's significant boundary at the front of 13.10, as a result the windows at the first and ground floor will not result in any harmful overlooking or overbearing impacts.

At the rear elevation the addition of the windows on the first and ground floor will not result in any harmful impacts due to the significant boundary of 18.46m. The rear also looks to the sea, therefore there will be no overlooking to any neighbours at the rear, as a result, the glass screen on the first floor at the doors of the extension will not cause significant harm.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The 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**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 plans P01
- Proposed plans P02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roofs 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 D DM1 of the Arun 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.