

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

REF NO: LU/16/22/HH

LOCATION: Second Floor Flat
36 South Terrace
Littlehampton
BN17 5NU

PROPOSAL: Replace fire escape at rear of building. This application may affect the character and appearance of the Littlehampton Sea Front Conservation Area and affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Replacement external fire escape.

RELEVANT SITE HISTORY

LU/17/22/L Listed building consent for the replace fire escape at rear of building.

REPRESENTATIONS

Littlehampton Town Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary (BUAB)
Littlehampton Sea Fron Conservation Area
2km Buffer Zone SSSI
Listed Building (Grade II)

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
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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. The site is situated within the BUAB.

Policy HER DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Chapter 16 of the NPPF paragraphs 194, 195, 197and 199 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and its weight against public benefits of the proposal.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the district. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, side extension should also be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

36 South Terrace is a Grade II Listed Building set within the Littlehampton Seafront Conservation Area. It is set within the middle of a group of 9 terrace properties all built within the 1850's. Many of the properties have been sub-divided into flats, this one was converted in the 1990's. The existing fire escape provides rear access to the upper flats on site. The fire escape stair case will be attached and protrude from the western elevation by just under 1m, it has a single platform and its base is located 1.8m out from the northern elevation. It will be built from galvanised metal, with a simple open tread/grid

platform/railing configuration. It has a light an open appearance as views through the structure are easily obtainable.

It is proposed to replace the existing fire escape with a like for like version albeit the proposed meets with current safety requirements meaning the run of steps extends further to the north of the rear building line by approximately 800mm. In all other aspects; style, design and colour it will match the existing. As a replacement feature with an appropriate scale located at the rear of the building it complies with policy D DM4(b) and the Arun Design Guide and is subservient to the building. Furthermore, as many of the large buildings within the area have been converted into flats, fire escapes of a similar nature can be found in the immediate locality, therefore it will be in-keeping and it will not compromise the spatial character of the area, complying with D DM4(e).

The fire escape will not be visible from South Terrace, however it will be visible from Western Road, the road situated behind the property and will therefore have an effect on this street scene. It will be situated approximately 40m back from the roadside and be partially obscured by other outbuildings/garage blocks, as such it will not adversely impact the street scene in accordance with Policy D DM4.

Having regards to design and visual amenity, the proposed fire escape by reason that it is visually integrated and in keeping with its surroundings, is considered to accord with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The staircase has two platforms, one landing at the top of the case and the other mid-way down, this will accord with Building Regulation requirements. Given that this is a replacement structure, it is not a habitable space and that it is positioned directly opposite to the flank wall of no. 37 which has an identical staircase/window configuration; overlooking of no.37 will not alter in intensity and therefore accords with policy.

The fire escape sits tightly against the western flank wall and as a non-solid construction will not cause an increase in overbearing or overshadowing to the neighbouring properties, and is considered a subservient structure when compared to the bulk of the dwelling itself.

In terms of overlooking, overshadowing and not being overbearing the proposed development accords with policies D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSET

The property is located within the Littlehampton Seafront Conservation Area. The property is a mid-terrace Victorian bow fronted town house, which has been subdivided into flats during the 1990's. The front of the terraces is architecturally and historically significant and is one of the most prominent features found on the seafront. The rear of the terraces takes a more subdued approach and has simple Georgian features. Generally, the feel to the rear of the properties is one of domesticated service areas over that of the grandiose frontage. The fire escape will be seen from within the conservation area.

Given the simple nature of the development, and by reason that it is a replacement structure, the proposed development will not significantly impact the heritage asset and is considered to cause no harm to the significance of the asset and accords with Policy HER DM3.

SUMMARY

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

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 North Elevation
 - Proposed West Elevation
 - Location Plan
 Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.
- 3 The materials and finishes of the fire escape hereby permitted shall built in accordance with the 'Method and Materials Statement' contained within the supplied Planning Statement.

Reason: In the interests of amenity in accordance with policies D DM4 and HER DM3 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.