

Recommendation Report for Planning Permission

REF NO: LU/183/12/

LOCATION: Vernon House
10 Maltravers Drive
Littlehampton

PROPOSAL: Conversion of existing store into office space

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. No increase in footprint is proposed, the only notable change is a window in place of the existing garage door and a new window to the east elevation.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to eastern boundary, supplemented by mature hedging to a height of 2 metres. Dwarf wall to front with intermittent hedging.
SITE CHARACTERISTICS	Detached 2 storey care home. Flat roof garage to front which is to be converted. Various extensions to side and rear.
CHARACTER OF LOCALITY	Area of special character, mix of large residential properties. Bowling green and tennis courts to east.

RELEVANT SITE HISTORY

LU/284/97	Alterations to front elevation 2 new windows, ramp access to recessed front door	Approve Conditionally 06-02-1998
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REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

Area of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

[AREA1](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

Areas of Special Character

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed alterations result in minor elevation changes with the provision of new windows to the existing garage. The proposal would not therefore alter the appearance of the locality, which is noted as an area of special character. As such the changes would be acceptable from a visual point of view.

The loss of the garage is also considered to be acceptable with parking provision maintained to the front of the site. In the absence of any detrimental impact upon visual or neighbouring residential amenity, it is recommended that the application be approved subject to the conditions below.

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 (insert number and description) 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 a positive impact has been identified upon those people with the following protected characteristics (age, disability).

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:

Drawing No. A100 Revision B and A101 Revision A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The office hereby permitted shall be occupied solely for purposes incidental to the residential care home and shall not be used as a separate office.

Reason: To accord with policy GEN7 of the Arun District Local Plan and to prevent the establishment of separate officer accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between the uses.

4 **INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010**

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, AREA19

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.