

Recommendation Report for Planning Permission

REF NO: LU/195/20/PL

LOCATION: 12 Wick Farm Road
Littlehampton
BN17 7HR

PROPOSAL: Erection of 1 No. single storey flatlet dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey studio dwelling.
SITE AREA	Approximately 119.2sq.m.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The application site is bordered by 1.8m high walling to the rear, and is open plan to the front.
SITE CHARACTERISTICS	The site is an existing residential garden.
CHARACTER OF LOCALITY	The locality is residential, populated by a variety of dwelling styles, designs and types.

RELEVANT SITE HISTORY

LU/100/16/PL	New 2 bedroom semi detached dwelling	ApproveConditionally 13-07-16
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Noted, this has been built.

REPRESENTATIONS

Littlehampton Town Council - No objection.

2 letters of objection:

- There is no capacity for parking within the area.
- There is no vehicle access for off-road parking.
- The tenants may drive across the grass verge.
- There may be dangerous situations regarding a potential site access.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

The Council's Drainage Engineers - No objection.

- The drainage on site should be built in accordance with building regulations.

West Sussex County Council Highway - No objection.

- The proposal will not have an unacceptable impact on highway safety.
- A condition should be applied in order to ensure that covered cycle parking is provided.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, the proposed condition will be recommended. Whilst it is noted that some details have been proposed, further details will be needed.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
TSP1	T SP1 Transport and Development

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 is not considered to result in any significantly harmful impact upon the character of the host dwelling or its locality. Additionally, it is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are D SP1 and D DM1 of the Arun Local Plan. Additionally, Policies 1 and 2 of the Littlehampton Neighbourhood Development Plan.

Policy D SP1 "Design" states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

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.

Arun Local Plan Policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

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 within the built up area boundary.

DESIGN AND VISUAL AMENITY

Arun Local Plan policy D DM1 lists a series of 15 factors that development must comply with - these include character, impact and public realm.

It is necessary to consider the guidance within the National Planning Policy Framework. Section 12 states that high quality buildings and places are fundamental to the planning process. Paragraph 127

sets out 5 design criteria against which development proposals will be assessed including the need to be visually attractive and sympathetic to local character.

In terms of density, D DM1 requires that housing makes efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. The policy requires the scale of development to keep within the general confines of the overall character of a locality.

The proposal is sited immediately to the East of the existing dwelling at 12 Wick Farm Road and at 4.6m is in line with the front and rear of number 12 at a maximum height of 3.7m, sloping down to an eaves of 2.5m. The locality is considered to have a reasonably varied and mixed character, which allows the proposal to not appear at odds with the surrounding locality. The constructed dwelling on the Western elevation of the host dwelling is considered to give the immediate site and the general area a varied appearance from the street scene. This also demonstrates accordance with section 'J' of the Arun Design Guide, in that the proposal is considered to be appropriate to the form and character of the area by way of its appropriate scale and massing. The imposition of a boundary condition will mean that details can be submitted and agreed with the Council that will give the proposal a more cohesive appearance within the street scene.

The proposed development is considered to be in keeping with the mixed character of the locality, and is not considered to unacceptably harm the character of the locality. The proposal is considered to be in accordance with D DM1 and D SP1 of the Arun Local Plan, and Policy 1 of the Littlehampton Neighbourhood Development Plan.

RESIDENTIAL AMENITY

Arun Local Plan 2011-2031 policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

Regard should be had to paragraph 127 of the NPPF which states that:

"Planning policies and decisions should ensure that developments: (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

The proposed development is not considered to result in an unacceptable overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is due to the scale and location of the proposal and its separation distance of over 15m from any neighbouring dwelling. The proposal is single storey, and is in line with the rear elevation of #12 Wick Farm Road. The proposal is not considered to result in a loss of privacy to the occupiers of nearby dwellings due to its single storey nature.

In Section 12 of the NPPF 2019 'Achieving well-designed places' the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 (f) states that planning policies and decisions should ensure that developments: 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'. The site and this proposal would provide an adequate living environment for future occupiers. It is considered to have adequate amenity space in the rear garden, in a residential location. The access to the property is sited to the front of the host dwelling, with an area for the storing of bicycles and bins.

The proposal is considered to be in accordance with D DM1(3) and QE SP1 of the Arun Local Plan and Policy 1 of the Littlehampton Neighbourhood Plan.

TRANSPORT, PARKING AND HIGHWAY SAFETY

The application has been assessed by WSCC Highways who consider there is a more than adequate existing on-street parking spaces in the vicinity. The site is in a sustainable location, with local amenities within a reasonable walking distance. The site is within 200m of the nearest bus stop, served by the 665 and 700 which allow for travel further afield.

The Arun District Council Parking Standards SPD states there is a parking demand of one space for the proposed development. In light of West Sussex County Council's comments, the capacity for parking within the area and the fact that the proposal is in a sustainable location, it is not considered that it would be reasonable to expect for this to be provided.

WSCC Highways consider that the proposal is in accordance with Paragraph 109 of the NPPF. They go on to state that there are no transport grounds on which to resist the proposal. It is considered that whilst the proposal does not meet the criteria in Arun District Council's Parking Standards SPD, there are material considerations (like the parking within the area, and the public transport available) which allow the proposal to be in accordance with policy T SP1 of the Arun Local Plan.

INTERNAL SPACE STANDARDS

Policy D DM2 of the ALP states that: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is therefore necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) in order to determine whether the proposed dwelling is suitable for residential use.

The proposal has a floor area and an internal layout depicting; single storey, 1 bedroom for 1 person occupation. The required space standard is 39sq.m. The floor area, as shown on the approved plans is 41.sq.m. Therefore, the dwelling accords with the standards.

SUMMARY

The proposed development is considered to be in accordance with the relevant policies within the Arun Local Plan, and for the reasons outlined above. As such, the proposal is considered to be acceptable and approval is recommended 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

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:

- 12 Wick Farm Road, Littlehampton: Proposed New Flatlet on East side - Scale Plan, Plot Plan
- 12 Wick Farm Road, Littlehampton: Proposed New Flatlet on East side - Detailed Site Plan & Ground Floor Plan: Bike Storage and Bin Enclosure
- 12 Wick Farm Road, Littlehampton: Proposed New Flatlet on East side: AS PROPOSED

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 building hereby permitted shall not be occupied until provision for covered cycle parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of cycles in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development above damp proof course (DPC) level shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwellings shall not be occupied until such screen walls and/or fences associated with them have been erected and retained thereafter.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 5 **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.