

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

REF NO: LU/196/15/HH

LOCATION: 13 Blakehurst Way
Littlehampton

PROPOSAL: Extension/Alteration. This application may be determined by Littlehampton Town Council under delegated powers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Construction of a 1.2 metre extension forward of the primary elevation and the construction of a single storey side extension.
SITE AREA	Approximately 444 metres squared.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary of the site is open to the highway with the side boundaries consisting of 1.8 metre high close boarded fencing and planting.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow constructed from brown brick with brown tile hanging on the primary elevation. The property has a detached garage located to the south of the site upon the boundary.
CHARACTER OF LOCALITY	The character of the locality is residential in nature and consists primarily of bungalows of various designs and styles.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

None.

Comments on Representations received:

N/A

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Open Plan Condition

Within built area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: GEN2
GEN7
DEV19

Publication Version of the Local
Plan (October 2014):

Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings
D DM1 Aspects of Form and Design
Quality
D DM4 Extensions and Alterations to
Existing Buildings (residential and non-
residential)
SD SP2 Built-Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

The Littlehampton Neighbourhood Development Plan was made at Full Council meeting on 5th November 2014. This means that the Littlehampton Neighbourhood Development Plan has been brought into legal force and forms part of the statutory plan for the town. Consequently, decisions

on whether or not to grant planning permission in this area will need to be made in accordance with the Littlehampton Neighbourhood Development Plan, unless material considerations indicate otherwise.

There are considered to be no policies within the Littlehampton Neighbourhood Plan which are relevant to the determination of this application.

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 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

PRINCIPLE

The site is situated within the built-up area boundary where the principle of development is acceptable, subject to accordance with relevant planning policies. The main criteria against which this application will be assessed is contained within the Arun District Local Plan which in this case is policies GEN7 and DEV19.

DESIGN AND VISUAL AMENITY

The application seeks permission for the construction of a single storey front extension which will extend 1.2 metres beyond the forward elevation of the property. The proposed front extension will feature a mono pitched roof and will be constructed from materials which match in appearance those used in the construction of the original dwellinghouse. Therefore, due to this and the proposed size and scale of the front extension it is considered to be subservient and well integrated with the host dwelling and as such is considered to be in accordance with policies GEN7 (ii) and DEV19 (i) & (ii) of the Arun District Local Plan.

Front extensions have the potential to negatively impact upon the established character and spatial pattern of the street scene. However in this instance, the proposal by virtue of its design, is not considered to have any such adverse impacts. The orientation of the host dwelling ensures that the proposal does not appear overly dominant within the street scene. Therefore, the proposed front extension is considered to be in accordance with policy DEV19 (v) of the Arun District Local Plan.

The proposed single storey side extension will extend 4 metres to the side of the original

dwellinghouse and measure 2.7 metres in height. The proposed side extension by virtue of its design and appearance is considered to be subservient and well integrated with the host dwelling in accordance with policies GEN7 (ii) and DEV19 (i) & (ii) of the Arun District Local Plan.

It should also be noted that the proposed side extension is considered to be in accordance with the limitations imposed under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015.

RESIDENTIAL AMENITY

The proposed front extension is not considered to give rise to any overbearing, overshadowing or overlooking impacts upon the residential amenity of neighbouring properties and is therefore considered to be in accordance with policies GEN7 (iv) and DEV19 (iii) of the Arun District Local Plan.

The proposed side extension will be located 0.1 metres from the southern boundary of the site, the same distance as the existing detached garage present on the site. The proposal will be an additional 6.4 metres in length in comparison to the existing garage. The property to the south of the application site is located 8 metres from this boundary with the height of the single storey extension at 2.7m it is considered to not give rise to any adverse overlooking, overshadowing or overbearing impacts. As such, it is considered to be in accordance with policies GEN7 (iv) and DEV19 (iii) of the Arun District Local Plan.

The proposal will result in the loss of the garage and as such some parking provision on the site. However, the application site is considered to retain adequate parking provision to ensure that this will not have any unacceptably adverse impacts upon residential amenity.

SUMMARY

It is recommended that planning permission is granted for the proposal subject to the below 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 for 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 a positive impact has been identified upon those people with the following protected characteristic (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: Block Plan & Location Plan - 15/4265/3; and Proposed - 15/4265/2.

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

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District 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.