

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

REF NO: LU/224/12/

LOCATION: 32 Church Street
Littlehampton

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 576 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Gentle slope running from north to south across site.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1 metre high brick wall on the northern boundary of the site which runs parallel with the pavement. There is an opening to allow vehicular access to an existing driveway via a dropped kerb. East, south and western boundaries are marked by mature trees and hedgerows.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling which has brown brick elevation walls and a tiled hipped roof. There is an attached flat roof garage on the eastern elevation.
CHARACTER OF LOCALITY	The road is characterised by detached two storey dwellings with some larger buildings to the north that contain residential flats.

RELEVANT SITE HISTORY

LU/275/06/	Garage extension and window alterations.	Approve Conditionally 29-09-2006
LU/145/08/	To extend existing dropped kerb by 600mm	Approve Conditionally 27-06-2008

None

REPRESENTATIONS

Representations received:
Littlehampton Town Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

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

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 AND DESCRIPTION:

The proposed single storey rear extension is within the built up area where development is acceptable in principle, subject to normal development control criteria.

The proposal is to construct a single storey ground floor extension measuring approximately 8411

millimetres in length 3500 millimetres in depth. It will extend the existing dining room and lounge area outwards to provide some 25 square metres of internal floorspace.

RESIDENTIAL AMENITY:

The proposed single storey extension is not considered to result in any significant loss of residential amenity.

There are no proposed windows on the east elevation and therefore there are no effects on neighbours by potential increase in overlooking.

On the western elevation the proposed window at ground floor level will be obscured by the existing boundary treatment and planting.

The proposed new double doors and window on the southern elevation of the rear extension will not significantly affect residential amenity as it is replacing an existing large double door and window, and the existing boundary treatment with mature trees and foliage along the southern boundary would screen the buildings outlook. Furthermore, the 42 metre back to back distance with the property to the south is sufficiently distant to maintain privacy.

Overall the proposal is not considered to have a deleterious effect on the residential amenity of neighbouring properties as issues of overlooking are unlikely to occur.

VISUAL AMENITY:

The proposed extension is to the rear of the property and does not result in any visual alterations within the street scene. It is considered that the proposed extension by way of its design and the materials used will not negatively affect the appearance of the existing dwelling, and as such it is considered acceptable.

SUMMARY:

The proposed extension will improve facilities for the existing users. There is no significant loss of residential or visual amenities. It is therefore recommended that the application is approved subject to the conditions included 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 8 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 neutral impact has 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.

As a neutral impact has been identified no mitigation is proposed.

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:

Existing Ground Floor Plan 1:50
Proposed Ground Floor Plan 1:50
Existing Roof Plan 1:50
Section A - A 1:20
Section B - B 1:20
Existing South Elevation 1:50
Proposed South Elevation 1:50
Proposed West Elevation 1:50
Existing East Elevation 1:50
Proposed East Elevation 1:50
Proposed Roof Plan 1:50

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 tiled parapet 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 policy GEN7 of the Arun District Local Plan.

- 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: GEN7, DEV19

NATIONAL POLICIES: National Planning Policy Framework

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