

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

REF NO: LU/234/19/HH

LOCATION: Parkfield
Worthing Road
Littlehampton
BN17 6JN

PROPOSAL: Ground floor side and rear extension, first floor rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

LU/162/19/CLP	Lawful development certificate for a proposed ground floor side extension, ground & first floor rear extension, rear dormer & front roof windows.	PP Required 15-07-19
PAA/59/19/	Increase to size of extension.	Approve Pre App 03-07-19

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 19th August 2019 and had no objection to the application.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the Built Up Area Boundary
Archaeological Notification Area

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
SDSP2	SD SP2 Built-up Area Boundary

<u>Littlehampton Neighbourhood Plan 2014 Policy 1</u>	The Presumption in Favour of Sustainable Development
Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 and 2 of the Littlehampton Neighbourhood Development Plan.

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 within the built up area boundary.

The site is occupied by a semi-detached two storey dwelling a long rear garden and a front garden that has been converted for off road parking.

DESIGN AND VISUAL AMENITY

The proposed extensions are situated to the rear and side of the property and is therefore partly visible from the street scene.

The proposed side extension measures 2m in width, 7.2m in length and is proposed to be built to a height of 4.3m with an eaves height of 2.55m. The proposed rear extension measures 4.7m in depth with a width of 4.2m. The rear extension is proposed to measure 5.65m with a flat roof.

Within the locality there are a variety of single storey rear extensions. This extension is considered to be unacceptable due to the dominant nature and unacceptable design. It will dominate the existing dwelling as a result of its scale and design. With a flat roof and a height above the existing eaves results in an extension that will be out of character within the immediate area where there are no similar extensions

elsewhere.

Due to the size and appearance the rear extension is considered to be harmful to the character and appearance of the wider area and is in conflict with policies D DM1 (1), (2), (14) & D DM4 (a), (b), & (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The neighbouring property to the west, Santa Margharita, has a rear conservatory with a clear Perspex roof which projects 1m short of the proposed rear extension. With the sun setting on the east and at a height of approximately 6m within 2m of the boundary with Santa Margharita the proposed rear extension will have an unneighbourly impact on that property by way of overshadowing and loss of sunlight in conflict with policies D DM1 (3) & D DM4 (c) of the Arun Local Plan.

SUMMARY

The application is deemed to conflict with relevant development plan policies and is recommended for refusal for the following reasons.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 By reason of height and design the proposed rear extension would be out of scale with the existing property and have an unacceptable impact on the character and appearance of the immediate locality in conflict with policies D DM1 and D DM4 of the Arun Local Plan.
- 2 Due to its excessive height and proximity to the boundary with Santa Margharita the proposed rear extension will have a detrimental impact on the amenities of the occupiers of the adjoining property by way of overshadowing and loss of sunlight in conflict with policy D DM4 of the

Arun Local Plan.

- 3 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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.