

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

REF NO: LU/23/22/HH

LOCATION: 23 Norfolk Road
Littlehampton
BN17 5PW

PROPOSAL: Single storey wrap around rear extension. (This application affects the character and appearance of the Littlehampton Sea Front Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect a single storey rear wrap around extension. The proposal projects 10.6m along the northern elevation of the dwelling to the rear of the property resulting in a 2.9m projection off of the rear of the existing two storey rear projection with a width of 5.4m at the rear of the dwelling.

REPRESENTATIONS

Littlehampton Town Council - No Objection.

No representations from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Area Advisory Panel (CAAP):

- No 23 Norfolk Road is a locally listed non-designated heritage asset building of character.
- It is part of a long, attractive terrace of similar age buildings that make a positive contribution to the areas character.
- The single storey extension is to the rear of the property with limited public and private views.
- There is unlikely to be an adverse impact on the character and appearance of the conservation area.
- The council should ensure the materials and finishes of the extension will be appropriate.

Recommendation - No Objection.

POLICY CONTEXT

Designation applicable to site:

Locally Listed non-designated heritage asset.
Conservation Area.
Built-Up Area Boundary.

2km Buffer for Site of Special Scientific Interest.

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)
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas

Littlehampton Neighbourhood Plan 2014 Policy 2 A Spatial Plan for the Town

Littlehampton Neighbourhood Plan 2014 Policy 17 Buildings and Structures of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are HER DM2, HER DM3, D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide. Littlehampton has a made Neighbourhood Plan although none of the policies are relevant to this application.

Policy HER DM2 regards locally listed buildings and structures of special character. It aims to identify and preserve buildings or structures that provide a positive contribution to local distinctiveness. It also aims to preserve the positive contribution these non-designated Heritage Assets bring to the area by ensuring alterations or extensions to these assets respond sensitively to the building or structure.

Policy HER DM3 pertains to development within Conservation Areas. This policy aims to preserve or enhance the character of these areas by ensuring proposals respond sensitively to the area and either preserve or enhance factors which positively contribute to the area.

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.

The Arun District Design Guide provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development within the built up area boundary (BUAB). The application is within the BUAB.

Policy 17 of the Littlehampton Neighbourhood Development Plan seeks to protect Buildings and Structures of Character that have been identified by the Neighbourhood Plan locally important heritage assets. The host dwelling for this proposal is one such Building of Special Character.

DESIGN AND VISUAL AMENITY

The dwelling has an existing two storey rear projection that extends 7.7m off of and 3.5m across the rear of the dwelling. It features a single skin lean to at the end of the rear two storey projection that projects a further 2m to the rear with a width of 3.2m. This existing two storey projection meets the southern site boundary and leaves a 2m separation from the northern site boundary. The proposal seeks to remove the lean to, infill the 2m separation from the northern site boundary and project 2.9m off of the existing two storey rear projection. The proposal features a shallow pitched roof with eaves at a height of 2.4m and a peak height of 3.3m. The roof also features 4 No. rooflights as part of its design.

The scale of the proposal is large relative to the dwelling. Although single storey and of low height, the increase in floor space is substantial. The removal of the single skin lean to at the rear of the two storey projection does however, lessen the impact of the proposed rear projections scale as it replaces the footprint that is currently occupied by the lean to. The shallow pitched roof design visually integrates the proposal with the two storey projection. As the proposal is a partial infill extension, is of single storey, visually integrates to the existing built form and replaces the lean to footprint, the scale and design is such that proposal is subservient to the dwelling. The depth of the proposal is comparable to that of No.37 and No.27 Norfolk Road and is not out of scale within its locality.

The narrow and terraced design of the dwellings along this street mean they possess narrow rear amenity space. This makes retention of rear amenity space a more prevalent concern. The property features an existing outbuilding to the rear boundary that takes up a portion of the rear amenity space. With this outbuilding in mind, the proposal would retain approx. 9.7m of rear amenity space. Section H of the Arun Design Guide sets out a minimum depth of 10.5m for rear gardens however, does state smaller rear gardens are acceptable if there is sufficient light accessibility. The topography of the area is such that although this is a smaller rear garden, it has sufficient access to light. This level of rear amenity space retention is acceptable.

The materials proposed for the roof and walls are to be tiles and rendered masonry respectively. These are matching and or similar to those found on the existing dwelling and as such, are appropriate.

The windows are to be made with uPVC frames and doors to have Aluminium frames, these are considered appropriate.

This proposal is to be to the rear of the property and is of single storey. This design is such that there will be no substantial views from public space and limited views from private space. Since there will be no or limited views and the proposal is considered appropriate in design, it will not have an adverse impact on the character of the locality or the host dwelling.

The proposal is compliant with relevant development policies D DM1 & D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

This proposal is to infill the northern elevation and meet the northern boundary and project further to the rear of the property. The northern neighbour (25 Norfolk Road) is the primary dwelling of concern. The southern neighbour (21 Norfolk Road) will also be affected by the proposal due to the rear projection.

The proposal is single storey, reaching a peak height of 3.3m featuring a shallow pitch roof design that

puts the eaves at a height of 2.4m. This proposal is to extend 10.6m down the northern elevation, meeting the northern boundary. The other side of this boundary (25 Norfolk Roads southern boundary) features a pathway that extends down the boundary to the rear of the property. This pathway, is met by a two and single storey projection to the North and the two storey rear projection of 23 Norfolk Road to the South. This pathway is enclosed by built form and not considered to have substantial amenity value. There will be some impact by way of overbearing on 25 Norfolk Road caused by this proposal however this pathway will not be subject to additional significant adverse impacts by way of overbearing than that which is already present.

Given the low height of the proposal and considering the existing two storey rear projection, there will be no additional adverse impacts by way of overshadowing on any neighbour dwellings.

There are rear facing windows to the end of 25 and 21 Norfolk Road. Section M of the Arun Design Guide sets out the 60 degree rule when concerning impacts of overbearing on neighbouring amenity. The proposal does not intersect 60 degree sightlines from 21 or 25 Norfolk Road.

The end of the proposal is to wrap around the existing two storey projection. This wrap around replaces the existing lean to and projects approx. 2.9m off of this projection. This is approx. 1m deeper than the existing lean to and is approx. 0.3m taller. This will not give rise to significantly adverse impacts by way of overbearing on the rear garden of 21 Norfolk Road.

The proposal includes 4 No. rooflights in the rear extension. These are all approx. 2.8m in height and as such, give no rise to adverse impacts by way of overlooking. There are also a set of glass doors at the end of the proposal. These lookout to the rear garden of the property and as such, give no rise to adverse impacts by way of overlooking.

By virtue of not being significantly overbearing, overshadowing or overlooking on neighbour dwellings, the proposal complies with relevant development policies D DM1 & D DM4 of the Arun Local Plan.

HERITAGE

The site falls within the Littlehampton Seafront Conservation Area and is a Locally Listed Building of Special Character.

Paragraph 194 of the NPPF requires the Local Planning Authority (LPA) to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of moderate significance.

Paragraph 195 of the NPPF requires the LPA consider the significance of the impact upon the heritage assets related to the application. The dwelling is a locally listed, non-designated heritage asset building of character in a conservation area. It forms part of a long line of attractive, terraced dwellings that feature frontages with varying colours. With consideration of the CAAPs comments regarding this proposal, it is agreed that the proposal has no adverse impact on the significance of the heritage assets, and is an acceptable development. As the proposal is located to the rear, the extension will have no significant public views and limited private views. Therefore, it will have no harm on the Conservation Area or the character of the host dwelling. Furthermore, the materials proposed will match the existing and as such, will help to ensure there is no harm to the character of the building or the area.

The development will cause no harm to the significance of the assets and will preserve the appearance of the building and Conservation Area in accordance with HER DM2 & HER DM3 of the Arun Local Plan and Policy 17 of the Littlehampton Neighbourhood Development Plan.

SUMMARY

The proposed development accords with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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

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.

CIL DETAILS

This application is not CIL Liable.

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 B01 REVA
- Floor Plans A103
- Proposed Elevations A102

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 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.