

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

REF NO: LU/247/18/HH

LOCATION: 13 Norfolk Road
Littlehampton
BN17 5PW

PROPOSAL: Demolition of single storey lean-to & erection of single storey rear extension. This application affects the character & appearance of the Littlehampton Seafront Conservation Area & may affect the setting of a Listed Building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to demolish an existing, rear single lean-to and replace with a full width rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

No objection.

2 letters of objection, from one property:

- Loss of natural light into the living room, dining room and kitchen.
- No proper access for building work to be carried out.
- Kitchen door would be overshadowed by the wall.
- The two storey rear extension referenced was built in the early 1900s.
- The adjoining fence belongs to #11, and we would not like it to be removed.

Further comments were made post substitute plans - Objection

- The changes made will make little or no difference to the light lost.
- There will only be views of the wall, not the sky.
- The dining room will exclusively be lit by artificial light.
- The extension overshadows the rear window and kitchen area, as it is one metre higher than the wall and fence.
- No adjustment has been made to the length of the extension, which causes a claustrophobic effect.
- The wall is daunting.
- The extension is being built on the party wall.

OFFICERS COMMENT ON REPRESENTATIONS:

The comments will be addressed in the conclusion section. However, Points #2 & #4 in the first round of objections are not planning considerations under Householder Development. Nor are Points #2 & #7 of the second round of objections. Concerns relating to Party Walls are a private legal matter.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

The proposal is for a replacement single rear storey extension to the property. The property is an attractive four storey unit that forms part of a terrace along the eastern side of Norfolk Road. Development in this location should respect the character of both the building and the local area.

It is noted that the proposal will result in the removal of an existing, smaller extension, and its replacement with a larger one. The concept of an extension is considered to be acceptable as it will not detrimentally impact upon the character or appearance of the conservation area. The extension is considered to be subservient to the host building and constructed from materials that are suitable.

In order for a successful scheme to be implemented, you may wish to condition details related to joinery and materials.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Within Conservation Area

DEVELOPMENT PLAN POLICES

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

[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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 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 SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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.

DESIGN AND VISUAL AMENITY

Due to its location, the proposed development is not visible from the street scene and therefore does not give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the area.

The maximum height of the proposed development is 2.8m from ground level. This is 8.7m lower than the existing ridge height of the host dwelling. Therefore, the proposed development is considered to appear subservient, nor is it deemed to harm its established character.

The Council's Conservation Officer was consulted on the application, and has no objection to the proposal. The proposed materials and joinery submitted were discussed, and there was no objection to those proposed.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The application features no windows which look towards the properties to the North or South, and therefore will result in no significant loss of privacy to occupiers of adjacent dwellings.

As a result of the tight, crowded nature of the dwellings in the area, there is potential for an overbearing and overshadowing impact of the proposed development on the occupiers of the dwelling immediately to the South. However, the fallback position of this proposal, is that a 3m high, 3m long extension could be constructed under Permitted Development. It is considered that there is no significant difference between the proposed development, and what could be constructed under P.D, with regard to overbearing or overshadowing impact. Additionally, as the proposed development is 0.2m lower than what could be constructed under permitted development, the proposed development is considered to have less overbearing or overshadowing impact that what could be constructed under P.D.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan. In that the modifications to the proposal alleviate significantly detrimental overshadowing impact on the neighbouring dwelling, when compared to the fallback position.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval 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:

- Block Plan + Proposed Ground Floor Plan - 2018/MEL/02A - Aug 2018 - Rev. A 03/10/2018
- Proposed South Elevation - 2018/MEL/04A - Rev. A
- Proposed East Elevation - 2018/MEL/03 - Aug 2018 - Rev. A
- Proposed Long Section - 2018/MEL/05A - Rev. A

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 materials and finishes of the external walls and roofs of the extension hereby permitted shall be as specified in the following email:

- LU/247/18/HH - 17/12/2018 - 12:45

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