

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

REF NO: LU/251/19/HH

LOCATION: 13 Peregrine Road
Littlehampton
BN17 6DT

PROPOSAL: Removal of old conservatory and construction of new single storey side and rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

LU/283/00/	Erection of a conservatory on rear of house	ApproveConditionally 28-11-00
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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.

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

Policy

Policy D DM1 sets out 13 design aspects pf 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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy 1 of the Littlehampton Neighbourhood Plan outlines planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise.

DESIGN AND VISUAL AMENITY

The extension will be visible from the street scene as a result of its siting along the western side of the dwelling. It will sit behind the principle elevation of the dwelling retaining 4m to the front boundary of the property. The side extension will sit below that of the ridge height of the host dwelling and as a result does not appear unduly dominant. The development appears well integrated with the host dwelling as a result of its size ,design and the use of matching materials.

The development proposed is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development will run along the western boundary and extend beyond the rear elevation by 4m. The side extension will have a width of 3.95m retaining 0.45m to the boundary.

The existing garage is just over 3m from the rear of the dwelling and as such the extension will meet with the garage. The extension will then run 10m along the of the rear elevation.

The side extension will have a pitched roof to a height of 4.6m and eaves of 3.1m. The roof will then alter to form a flat roof to the rear of the extension to a height of 3.1m.

There will be a new garage door to the front which will overlook the street scene. There will be folding glazed screens that will face in to the garden, therefore it is not considered to cause overlooking of neighbouring properties as there is fencing around the garden that is considered to mitigate the overlooking of the single storey glazed screens. Additionally there will be over 10m to the eastern boundary at the closest point and over 17m to the northern boundary as such there is not considered to be any overlooking. There are 2 No. sky lanterns that are proposed to be located on the roof of the rear extension they are not deemed to cause overlooking due to location.

As a result of the modest scale and design the proposed development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with the relevant development 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.

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:
0270/106- Location and Block Plan
0270/102 Revision C Proposed Floor Plans
0270/103 Revision C Proposed Elevations

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.