

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

REF NO: LU/252/20/HH

LOCATION: 33 Maxwell Road
Littlehampton
BN17 7BW

PROPOSAL: 1 story rear extension and loft conversion including dormer windows

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension, and a loft conversion including a dormer.
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REPRESENTATIONS

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTDesignation applicable to site:
Within 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

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
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Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
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PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

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.

DESIGN AND VISUAL AMENITY

Due to the siting of the rear extension, there will be few views of the proposal from within the public realm, in that these views would be screened by built form or screening present within the locality. The proposed single storey rear extension is considered to appear subservient to, and well integrated with the host dwelling as a result of its modest form. The proposed development has a maximum height of 3m, however due to the roof design, slopes down to an eaves height of 2.5m. As such, the proposed single storey extension is considered to be an acceptable addition to the host dwelling.

The proposed loft conversion will be visible from the street scene, due to it performing a conversion to the roof. However, from the street scene, the only change visible would be the rooflights, which are of a minor built form. The locality is host to a wide variety of roof designs and styles, and therefore, the conversion is not considered to result in any significant harm.

The size of the proposed roof extension is noted, however, due to its siting of the rear of the roof of the host dwelling, it will not be visible within the street scene. Therefore, 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 proposed development is not considered to result in any significantly harmful impact upon the residential amenities of the neighbouring dwellings, by way of overshadowing or overbearing impact. This is due to the design of the single storey rear extension allowing the eaves height of the proposed rear extension being approximately 2.5m. With regard to the alterations to the roof, these do not result in an increase in footprint of the host dwelling and therefore are not considered to result in an overbearing or overshadowing impact. Furthermore, the proposed development is not considered to result in a loss of privacy to neighbouring occupiers as the proposed openings do not result in views that are any different to those existing on the host dwelling.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

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:

- Site Plan - KVAID-033/013 - Rev. 0 - 5.06.2020
- Proposed Plan Ground Floor - KVAID-033/05 - 05.08.2020 - Rev. 0
- Proposed Loft Plan - KVAID-033/07 - 05.08.2020 - Rev. 0
- Proposed Front Elevation - KVAID-033/07 - 05.08.2020 - Rev. 0
- Proposed Rear Elevations - KVAID-033/07 - 05.08.2020 - Rev. 0
- Proposed Section AA - KVAID-033/10 - 05.08.2020 - Rev. 0
- Proposed Roof Plan - KVAID-033/11 - 05.08.2020 - Rev. 0

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.