

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

REF NO: LU/254/21/HH

LOCATION: 17 Peregrine Road
Littlehampton
BN17 6DT

PROPOSAL: Erection of two storey rear extension, single storey side extension to create garage and single storey front porch extension following the demolition of existing garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey rear extension and a single storey side extension which will form a pitched roof garage. An existing garage will be demolished. There will be a porch to the front.
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REPRESENTATIONS

Littlehampton Town Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan, also the Arun Design Guide.

Littlehampton have a made neighbourhood plan with policy 1 and 2 of relevance to the application. The proposal complies with these being located within the built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal will be visible from the street scene however with hedges and planting along the boundary, views are partially restricted.

The property is an L shape with a two storey gable front. There will be porch infill. This will have a depth of 2.85m, width of 2.55m and height of 3m, although does not extend beyond the principle elevation. It will have a pitched roof and appears well integrated with the host dwelling.

An attached garage to the west will be removed and will be replaced with a garage which will run along the eastern boundary. This will have a pitched roof and is large however with it set back approximately 15m from the front boundary, the addition will not appear unduly dominant upon the street scene.

A two storey extension will be located to the rear and is not visible from the wider area.

Section M of the Arun Design Guide relates to householder extensions and states ' Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal is considered to comply with this. The additions by reason of their size are not subservient and do not accord with D DM4 of the Local Plan.

Due to the siting and size of the alterations, they are not deemed to result in harm upon the appearance of the dwelling or street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

A two storey extension will be constructed along the rear elevation. This has a depth 3.3m. It will have a height of 5.5m with a hipped roof located just above the eaves, set below that of the ridge height. 4.3m will be retained to the western boundary and 5.45m to the east. A result of the separation retained, the extension is not considered to result in adverse overbearing or overshadowing and does not intersect a 45 degree angle from the closest neighbouring windows.

The garage will join with the eastern elevation and extends to a length of 12m, which extends around 2.6m beyond the proposed rear elevation. This has a width of 5.25m and a pitched roof to a height 4.5m with eaves to 2.9m.

The property at No 19 has a conservatory to the rear western side and the garage will extend beyond this by around 2m. It may give rise to some overbearing due to the height, however there is planting along the boundary which should help to restrict views and with 3.7m retained from the boundary to the side elevation of No.19, it is not considered impacts will be significant.

There will be 3 first floor rear facing windows. These replace existing albeit located further in depth to the north. They are not considered to result in adverse views, with views over neighbouring gardens limited

due to the siting of the properties and 17m is retained to the rear boundary. Ground floor windows and doors to the rear of the garage will overlook the garden of the host dwelling and there are no side facing windows proposed.

The development, due to its location and design is not considered to result in harm adverse harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with 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.

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
 - Location Plan
 - Block Plan - 2681/02/06
 - Proposed Elevations - 2681/02/02

- Floor Plans - 2681/02/07
- Proposed Ground Floor Plan - 2681/02/03
- Proposed First Floor Plan - 2681/02/04

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.