

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

REF NO: LU/255/18/HH

LOCATION: 64 Cornwall Road
Littlehampton
BN17 6EQ

PROPOSAL: Two storey side extension & single storey rear extension to provide garage, enlarged kitchen & dining room, additional bedroom & bathroom

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to provide a garage, additional bedroom and bathroom and also enlarge the kitchen and dining room. This is by way of the construction of a two storey side extension, and a single storey rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Parish Council - No objection.

1 letter of no objection:

- The proposed ground floor window on the East side will be facing a kitchen window. It should be conditioned that this window is either obscure glazed, or that a fence is put in place to stop any views.
- The proposed single storey aspect of the development has potential to be imposing on the neighbour to the East.

OFFICERS COMMENTS ON APPLICATION:

- It is noted that the window on the Eastern elevation has available views towards the adjacent occupier, this will be dealt with by condition. Although, it is noted that it serves a utility room, which is not a primary habitable room.
- Resultant of both the distance between the proposed extension and the neighbouring dwelling, and the intervening boundary treatment, it is not considered that the proposed extension would have any significantly overbearing or overshadowing impact on this adjacent property. It is also noted that this aspect of the extension could be done under permitted development.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

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, 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 & 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 the siting of the host dwelling, the proposed development will be visible within the street scene. Although whilst significant in scale, the proposed development is considered to allow the proposal to retain its appearance as a two storey, semi-detached dwelling, which does not extend beyond the established dwelling line in the locality. The development would appear in character with the street scene and surrounding environment owing to the design and scale of the proposal which as stated above, is considered to maintain the character of this dwelling as a large semi-detached single family dwelling. Whilst the proposed development reduces the first floor gap between the host dwelling and its neighbour to the East, as there is no consistent spatial pattern, this is not considered to be reason alone to justify a

refusal. Resultantly, the proposed development is considered to be in accordance with D DM1 of the Arun Local Plan.

Whilst it is noted that due to the scale of the development the proposal is not subservient to the host dwelling, it is considered that resultant of its design, it appears well integrated and sympathetic in appearance in relation to the residential plot. Therefore, whilst it is noted that the proposal conflict with D DM4(b), it is in accordance with D DM4(a & e) and D DM1(1 &2).

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have an unacceptably harmful overshadowing or overbearing impact on occupiers of adjacent dwellings. This is predominantly as a result of its setting and the aspect of the dwelling. The proposed development does feature windows, however, none of these are considered to result in a loss of privacy to adjacent occupiers. This is because the rear ground floor windows provide no views that are currently unavailable from the garden, and the first floor windows either look towards the street scene, or do not provide views that are available from existing windows. The window that serves the utility room, on the Eastern elevation of the proposal will be conditioned to be obscured glazed

The rear extension due to its single storey nature with sloping roof together with the distance to and intervening boundary screen will not impact unacceptably with the amenity enjoyed by the neighbouring units.

Resultantly, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan, in that is have no significantly harmful impact on the residential amenities of the occupiers of adjacent dwellings.

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:

- Proposed Alterations & Extensions - 11805.01
- Proposed Ground Floor Plan - 11805.05
- Proposed First Floor Plan - 11805.06
- Proposed Elevations - 11805.07
- Existing & Proposed Roof Plans - 11805.08

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 roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

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

- 4 The window on the Eastern elevation of the extension shall at all times be glazed with obscured glass and fixed shut, under 1.7m from ground level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1(3) of the Arun Local Plan.

- 5 **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.