

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

REF NO: LU/255/19/HH

LOCATION: 33 Potters Mead
Littlehampton
BN17 7HY

PROPOSAL: Construction of two storey side extension and associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to construct a two storey side extension, with associated works.

RELEVANT SITE HISTORY

LU/343/02/ Change of use from public amenity to private garden with fencing. ApproveConditionally
12-02-03

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation 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
SDSP2	SD SP2 Built-up Area Boundary

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, Policy 1 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.

DESIGN AND VISUAL AMENITY

The proposed development is considered to have an unacceptable harmful impact upon the host dwelling, and its locality. The property has a significant presence within the street scene, and the wider area. The proposal adds significant bulk to the property at a visible point in close proximity to the highway/street scene.

The existing Eastern wall of the dwelling is approximately 4.55m from the Eastern boundary of the application site in conformity with the existing character and appearance of the area which is characterised by the area appearing spacious and open due to the built form being set back from the street scene in a constant and uniform manner. The area is host to terraced dwellings, with public amenity areas at the end of the terraces, creating 'buffers' between dwelling boundaries and the highway.

This is exemplified by the block of flats to the East being 5.9m from the street scene, 100 Courtwick Road being 6m from the street scene, and similar distances being found at 1 Wheatcroft, 39 White Acre. The proposal will jar with this character/appearance in that the extension would be a minimum distance of 0.16m from the Eastern boundary of the highway. This area will be enclosed and thereby appear as an incongruous and alien feature within the locality and when seen within Potters Mead.

In 2003, under reference LU/343/02, the change of use to allow this area of the application property to become a private garden, with 2m fencing was approved. However, the fencing is at 'ground floor' level only, and is not considered to have the same harmful impact as the proposed two storey side extension which would dominate this location and the wider street scene.

In an area of reasonably uniform dwellings, with similar front porches, the provision for a wider porch with an alternative roof design would add to the cumbersome resultant appearance of the property within the immediate locality.

Furthermore, the maximum height of the extension is only 0.5m lower than the host dwelling, and is approximately 4.4m wide, a width comparable to that of the existing dwelling. Such a non integrated design unduly harms the appearance of the host dwelling.

As a result of its open and prominent location, the bulk and scale of the proposed development will not appear subservient to, or well integrated with the host dwelling or the wider area in conflict with policies D SP1, D DM1 (1) & (14) and D DM4 (a) & (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any harmful impacts on the occupiers of nearby dwellings. This is due to the separation distance between the proposed extension and neighbouring dwellings allowing an acceptable distance in order to prevent any overshadowing or overbearing impact upon these dwellings. Therefore, the proposed development 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

REFUSE

- 1 The proposed development has a detrimentally harmful impact upon the established character of the host dwelling, and its wider locality as a result of its significant bulk, and siting. Therefore, it is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.