Recommendation Report for Planning Permission

REF NO: LU/256/22/PL

LOCATION: St Martins
3 Irvine Road
Littlehampton
BN17 5LA

PROPOSAL: Convert and extend garage to form a residential annexe. This site may affect the character & appearance of the Littlehampton Sea Front Conservation Area & is in CIL Zone 4 and is CIL Liable as new dwelling.(Resubmission of LU/214/21/PL)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to extend an existing ancillary building adding a single storey flat roof extension to the southern side of an existing ridged roof outbuilding that already has living accommodation on both ground and upper floor in the roof space.

The extension will provide additional living accommodation which is intended for use by extended family of the occupants of 3 Irvine Road, the proposal was initially described as a house, this has been revised during the course of the application, permission is sought for an extension in conjunction with use as an annex.

The internal staircase will be redesigned the extension will be approx. 4.3m in width (the same width as the host building) approx. 2.75m in depth and approx. 2.5m in height. A replacement window at first floor on the west elevation and a new window at ground floor are proposed. The area where the extension is proposed is already hard surfaced.

3 Irvine Road is a substantial 4 storey semi-detached Victorian villa built in the 1890's. The site runs north to south between Irvine Road to the south and Selbourne Road to the north. The house has both rear and front garden.

The rear wall of the outbuilding is immediately next to the rear boundary wall, the rear of the site is accessed from a set of double gates off Selbourne Road. There is space for several vehicles to park in this area.

There is a collection of outbuildings and covered areas on the rear garden of the application site. Boundaries are a mix of flint and brick walls and fencing.

East of the site is Wellesley Court a detached building that sits on a large plot some distance from the boundaries of its site. Immediately next to the site is a block of single-story garages, a tree next to the garages and an access way off Selbourne Road.

West of the application site 5 Irvine Road is the pair to 3. There is a similar sized outbuilding and garage accessed off Selbourne Road. This building has a lower mono pitch section on the boundary with 3.

RELEVANT SITE HISTORY

LU/214/21/PL	Extension and conversion of garage to form 1 No residential annex. This site may affect the character & appearance of the Littlehampton Sea Front Conservation Area & is in CIL Zone 4 and is CIL Liable as new dwelling.	Withdrawn 14-10-21

REPRESENTATIONS

Littlehampton Town Council: No objection
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Principal Conservation Officer: No objection, condition sought re window details.

Environment Agency: No objection subject to condition requiring adherence to FRA.

Arun District Conservation Area Advisory Panel: No response at time of writing.

Natural England: No response at time of writing.

WSCC Highways (LHA): Does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPPF (paragraph 111), and that there are no transport grounds to resist the proposal. Cycle parking condition recommended.

POLICY CONTEXT

Built up area boundary.
Conservation Area.

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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

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:

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021

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.

In this case, the key policies are D SP1, D DM1, D DM4, HER SP1, HER DM3 of the Arun Local Plan and Policy 1 of 2 of the Littlehampton Neighbourhood Plan.

D DSP1 Design 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 D DM1 Aspects of form and design quality 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 Extensions and alterations to existing buildings (residential and non-residential) 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 HER SP1 The Historic Environment advises that the LPA will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the district, based on the following approach: Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Policy HER DM3 Conservation Areas seeks development that preserves or enhances the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that they meet the criteria detailed in this policy.

NPPF in particular paragraphs 189 and 190.

Policy 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant polices 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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY
The proposal will be to the south of the existing ancillary structure, the position and modest height of the extension will not be easily discernible form outside the site and the wider visible street scene.

The extension will be subservient to and well-integrated with the host dwelling. Matching materials are proposed.

The single storey extension will not result in an adverse appearance on the street scene, or a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4 and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also, section M, referring to householder extensions states extensions should respond to and complement the existing character and appearance of the building and wider townscape this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling, complying with policy and the ADG.

RESIDENTIAL AMENITY
The single storey extension will not have a significant impact on neighbouring properties, The flat roof design with no openings on the side will ensure no loss of amenity through inter or overlooking, the doorway on the southern elevation replicates the exiting layout and views will be of the rear garden of the existing dwelling. The enlarged and new windows on the western elevation will look out on the existing yard and the garage block to the west. Neither will result in a loss of privacy.

Given the height and orientation of the extension no detrimental loss of light of overshadowing to the east will occur.

Continued use of the extended building as an annex to 3 Irvine Road will not generate a level of activity beyond that already experienced. A condition is proposed to ensure that the building remain an annex and not a separate unit of accommodation. The development is in accordance with D DM1 and D DM4 of the Arun Local Plan.

TREES AND LANDSCAPE
There is a tree on Wellesley Court near its eastern boundary, part of the canopy falls over the boundary with 3 Irvine Road but not where the extension is proposed. The yard area that surrounds the building that is to be extended is already hard surfaced. To the north of the site is Lobs Wood a small triangular wooded area, very limited views of the proposal will be possible from outside of the application site and will not impact on the setting of Lobs Wood.

DRAINAGE AND FLOODING
The application includes an FRA and the Environment Agency have been consulted and seek the

imposition of a condition that requires the bedroom to be on the first floor. This condition has been recommended. There is already established drainage on the existing outbuilding.

PARKING AND HIGHWAYS
WSCC Highways have been consulted and raise no highway concerns, no change to the existing access or parking arrangement is proposed and sufficient space remains on site for off road parking. A condition requiring cycle storage was proposed but has not been added, there is sufficient storage already on site to accommodate cycles.

HERTIAGE ASSETS
The property is located within the Conservation Area of Littlehampton Sea Front.

Para 189 of the NPPF requires the LPA (local planning authority) to identify the significance of the heritage asset affected by a proposed development. The property is of some significance to the Conservation Area.

Para 190 requires the LPA consider the significance of the impact upon that heritage asset. The proposed extension is modest in scale within a rear garden area and will not be visible from the wider Conservation Area. It will not result in harm to the significance of the asset (Conservation Area) and its low visibility from outside the site will preserve the appearance. The Conservation Officer has not raised an objection to the proposal but would wish to see non UPVC windows on the west elevation. Notwithstanding that the existing window on the west elevation, first floor, is of UPVC, a condition has been recommended to require submission of details prior to development commencing. The Agent has confirmed that this will be acceptable.

The extension to the existing building will be constructed of appropriate materials and sympathetic in scale and form retaining the character of the existing building and wider streetscape, the proposed modest extension will not result in harm to the Conservation Area and as such accords with HER DM3 of the Arun Local Plan.

SUMMARY
For the reasons detailed above the 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

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.

-Existing and proposed Floor Plans, Elevations and Roof Plan Dwg 1836/01/01/A
-Floor plans and Sections Dwg 1836/01/02/A
-Block Plan Dwg 186/01/03/A
-FRA August 2022

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 of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and HER DM3 of the Arun Local Plan.

4 Prior to the works to the windows on the west elevation a schedule of materials and finishes to be used for the proposed windows (including glazing details) shall be submitted to and approved by the Local Planning Authority and the materials and design so approved shall be used in the construction of the windows. Particular care being taken to reproduce the style and material of the timber window frames and casements, the arrangement of glazing bars, the set-back of the frames from the external wall face, the window cills and the colour, texture and form of masonry arches over the openings where applicable.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan and in order that the development shall not detract from the character or appearance of the Conservation Area in accordance with HER DM1 of the Arun Local Plan and the NPPF.

5 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 3 Irvine Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive

use of the site and lead to an unsatisfactory relationship between independent dwellings.

6 The development shall be carried out in accordance with the submitted flood risk assessment (August 2022) and the following mitigation measures it details:

· The bedroom must be situated on the first floor

Reason: To reduce the risk of flooding to the future occupants.

7 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 identifying matters of detail regarding use of the building within the application (as originally submitted) and confirming with the Applicant. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.