

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

REF NO: LU/257/20/HH

LOCATION: 2 Meadow Way
Littlehampton
BN17 6BW

PROPOSAL: Two storey brick side extension under tiled roof

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension.

REPRESENTATIONS

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

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

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

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 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 its siting, the development would be highly visible in the street scene of Meadow Way and Esher Drive. As such, there are views of the extension from the immediate and wider locality given the existing prominence of the property within the street scene. The existing Eastern wall of the host dwelling is approximately 6m from the boundary, in conformity with the character and appearance of the area, being characterised appearing reasonably spacious and open, due to the built form being set back from the street scene in a constant and uniform manner. Whilst the set back nature of the proposal from the street scene, and the ridge height are noted as allowing the extension to appear subservient to the host dwelling, it is considered to appear as an alien feature within the wider locality, and have a harmful impact upon the uniform character of the Northern side of Meadow Way.

The development is considered to appear as an alien feature within the locality, and as such, will result in a significantly harmful impact upon the character of the locality, and its established spatial pattern. The proposed development is considered to be in accordance with D DM4(b) of the Arun Local Plan however, it conflicts with D DM1 and D DM4(e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to give rise to harmful impacts on residential amenities of nearby occupiers due to the separation distance between the extension and neighbouring dwellings allowing an acceptable distance to prevent overshadowing or overbearing impact. Additionally, the openings are not considered to provide views that are not available from the host dwelling at current. Therefore, the proposal is considered to accord with D DM1(3) of the Arun Local Plan.

SUMMARY

The proposed development is considered to result in significant harm on the character and spatial pattern of the locality, and as such, is in conflict with D DM1 and D DM4(e) of the Arun Local Plan.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 is considered to result in a harmful impact upon the character and spatial pattern of the locality by way of its siting, form and design contrary to D DM1 and D DM4(e) of the Arun Local Plan.
- 2 **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 concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.