

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

REF NO: LU/260/18/HH

LOCATION: 22 Roman Acre
Littlehampton
BN17 7HN

PROPOSAL: Two storey side extension, demolition of existing garage and outbuilding, construction of new annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is for a 2 storey side extension measuring 9.9m long, by 4.1m wide with an eaves height of 4.6m and a ridge of 6m to provide an enlarged and relocated kitchen with 2 additional bedrooms above. The application has been amended since originally submitted to increase the width of the extension by 300mm. The proposed annexe would be located on the northern side boundary and would be single storey with a sloping roof 3.7m high at its highest point dropping to 2.3m. It has a length of 12.5m and a width of 4.2m and would accommodate 2 bedrooms and a kitchen/living space. The materials are noted to match the existing dwelling.

RELEVANT SITE HISTORY

LU/205/80	Single Storey Extension	ApproveConditionally 14-05-80
LU/206/80	Porch At Rear	ApproveConditionally 23-04-80

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No Objection

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, 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, Policies 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

The dwelling is located at the end of a cul-de-sac and is separated from the road by a wide verge. The front boundary is defined by low walling and there is a single storey garage and workshop located on the side boundary. Fencing of varying height encloses the rear garden. Due to its location, and height the proposed extension would be readily visible in the street scene, but it would be staggered in relation to the front elevation of the dwelling and the roof would be set below the ridge height of the existing dwelling and it would therefore appear subservient. The application has been amended since originally

submitted to increase the width of the extension by 300mm but this is not considered to significantly alter the appearance of the proposed development. The materials are proposed to match the existing which would ensure that the extension is visually integrated with the main dwelling.

The proposed annexe would replace an existing flat roofed workshop and garage which are similarly located on the boundary and are of similar dimensions. The floor plans of the existing buildings are 12.3m by 3m and the proposed structure would be the same length but 1m wider. and a sloping roof would be provided. Given this limited change in dimensions it is not considered that the buildings would appear overly prominent. They would retain a set back distance from the site frontage. This distance is currently 5m and would double to 10m. It does not give rise to any additional unacceptable adverse impact on the character of the locality or the established pattern of the area.

Therefore, the proposed development is considered to appear subservient to the host dwelling, and is not deemed to harm its established character. The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan and additionally, policies 1 and 2 of the Littlehampton Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have a significantly detrimental impact on the neighbouring residential amenities of the adjacent occupiers. The application has been amended since originally submitted to increase the width of the extension by 300mm but this is not considered to significantly alter the impact on neighbouring properties. The property is semi detached and the extension would be located 3.7m from the boundary at its closest point with the neighbouring property to the north west. This distance is considered sufficient to prevent any materially adverse overbearing impacts. A small portion of the extension projects to the rear of the building and this would be 5m from the neighbouring attached building which again is an adequate distance in terms of overbearing impacts. However, the proposal has a first floor window facing onto the side garden of the neighbouring property which is approx. 5.5m from the boundary. This would result in direct overlooking and the window is therefore conditioned to be obscure glazed below 1.7m.

The annexe would be located on the boundary and has no windows on the elevation adjacent to the neighbouring garden. Although it extends 12m along the boundary this is the length of the existing structure on the boundary and although the height of the structure on the boundary is increasing it is not considered that the proposal would have a materially adverse effect on the residential amenities of the adjacent dwelling which has a large side garden. Therefore, the proposal is not considered to have any significantly detrimental overshadowing or overbearing impact on occupiers of adjacent dwellings. 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

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 Plans, Elevations, Roof Plan and Site Location Plan 1179.01

Proposed Plans, Elevations, Roof Plan and Site Block Plan 1179.02.d

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The first floor window on the north elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-opening. below 1.7m above finished floor levels.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy DDM1 of the Arun Local Plan.

- 4 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level or above on the north or south elevations of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1/D DM4 of the Arun Local Plan.

- 5 The annexe accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 22 Roman Acre as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy DDM1 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 **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.