

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

REF NO: LU/26/19/HH

LOCATION: 3 Barn Close
Littlehampton
BN17 6JU

PROPOSAL: Remove existing flat roof and replace with a pitched tiled roof

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the construction of a replacement roof to an existing attached garage. This will alter the roof from a flat roof to a pitched roof, the existing garage is built to a height of 1.6m, with the inclusion of a pitched roof the proposed height of the existing garage will be approximately 3m.

RELEVANT SITE HISTORY

LU/354/17/HH Rear flat roof dormer, 3 No. pitched roof dormers & porch to front elevation. ApproveConditionally
20-12-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Littlehampton Town Council: No objection received from Littlehampton Parish Council.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
- Within the Built up area boundary

DEVELOPMENT PLAN POLICES

[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

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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. As stated in SD SP2 the key policies are D DM1 and D DM4 of the Arun local plan and Policy 1 of the Littlehampton Neighbourhood Plan.

Policy D DM1 sets out 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 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 DSP1 of the Arun Local Plan states that 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 1 of the Littlehampton Neighbourhood Plan. Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Plan are out of date or silent unless:

- other relevant policies in the Development Plan for Arun indicate otherwise,
- or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework (March 2012) taken as a whole
- or specific policies in the Framework or other material considerations indicate that development should be restricted.

A previous application was submitted on this site for a rear flat roof dormer, 3No pitched roof dormers and a proposed porch, this application was approved conditionally.

The site is occupied by a two storey dwelling, set in a cul-de-sac occupied by a mixture of dwellings in various style and design.

DESIGN AND VISUAL AMENITY

The application seeks permission for the construction of a replacement roof to an existing attached garage. This will alter the roof from a flat roof to a pitched roof, the existing garage is built to a height of 1.6m, with the inclusion of a pitched roof the proposed height of the existing garage will be approximately 3m. The width and the length of the garage will remain the same, only the height will be altered. The proposed amendment to the garage roof will be visible within the street scene, however is considered to appear well integrated and subservient to the host dwelling and is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan and Policy 1 of the Littlehampton Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed garage roof alteration will be a proposed distance of approximately 15m from the front boundary of the site, 2.5m from the South East boundary and 23m from the North East boundary. Given there will be no addition of any windows or doors to the proposal, it is not considered to give rise to any additional overlooking or loss of privacy to the neighbouring properties.

Due to the size and location of the proposal it is not considered to give rise to any adverse impacts in terms of overlooking or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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 Block Plan, Existing floor plans and Existing and Proposed roof plan DWG No. 1901161/PL/3, Existing and proposed elevations DWG No. 1901161/PL/2, Existing and Proposed elevations DWG No. 1901161/PL/1

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 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.