

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

REF NO: LU/276/20/HH

LOCATION: Parkfield
Worthing Road
Littlehampton
BN17 6SH

PROPOSAL: Side Extension and 2 storey rear extension (Resubmission of previously approved LU/334/19/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

LU/334/19/HH	Ground floor side and rear extension, first floor rear extension	ApproveConditionally 23-12-19
LU/234/19/HH	Ground floor side and rear extension, first floor rear extension	Refused 20-09-19
LU/162/19/CLP	Lawful development certificate for a proposed ground floor side extension, ground & first floor rear extension, rear dormer & front roof windows.	PP Required 15-07-19
PAA/59/19/	Increase to size of extention.	Approve Pre App 03-07-19

REPRESENTATIONS

Littlehampton Town Council:
No objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the 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)

[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

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 application 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.

The site is occupied by a semi-detached two storey dwelling a long rear garden and a front garden that has been converted for off road parking

SITE HISTORY

The development has had a previous application approved. The application has had a few changes, on the side elevation the windows have been removed. This removes the issue of overlooking on to the neighbouring property. Additionally, at the first floor on the rear extension the number of windows has been reduced to one larger window. The reduction in windows does not materially affect the application as the views are the same as the existing. Furthermore, the ground floor aspect now includes bi-folding doors which are considered to be a modern design feature. They replace one window and as such the views are not considered to be altered.

DESIGN AND VISUAL AMENITY

The development is considered to result in a change of appearance of the host dwelling, as a result of the height of the proposed side extension. However, it is not considered to have a significantly detrimental impact on the established character of the host dwelling as a result of its design and use of materials. The extension is considered to be a subservient addition to the dwelling as a result of its scale and it appears to be visually integrated with the existing dwelling. This is because it has a ridge height lower than that of the host dwelling. Therefore, the extensions are considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

The proposal fits the Arun Design Guide section M.01 with the proposal complimenting the character and appearance of the dwelling and wider landscape. This is due to the scale, materials and openings. The side element has a pitched roof which according to the design guide is a desired feature avoiding flat roofing.

The side extension is readily visible from the street scene, resultant of its location. However, given the angle, and dimensions of the extension it is considered that as a result of the appearance of the properties in the locality, and the integration of the extension into the host dwelling, the development is not considered to be visually harmful to the established character of the area or the property. The area does not have a uniform spatial character as a result of similar extensions. As a result of this, the proposal is deemed to be in accordance with D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The extension is not considered to give rise to any significantly adverse impact on the neighbouring dwellings. The impact of overlooking from the rear is no worse than that from the existing dwelling and with the length of the garden any overlooking to the rear is mitigated. The existing permissions on the site allow for a window to the east, this has been removed along with the sky light to the single storey element of the permission. Both of these changes reduce the level of overlooking on neighbouring properties causing them to be positive changes to the proposal. As such, 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.

CIL DETAILS

This application is not CIL Liable.

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:

- Location Plan
- Block Plan Dwg No. 06
- Existing Elevations Dwg No. 01
- Existing Floor Plan Dwg No. 05
- Elevations as Built Dwg No. 02
- Existing Ground and First Floor Plans Dwg No. 05
- Proposed Elevations Dwg No. 03
- Proposed Floor Plans Dwg No. 04
- Existing Floor Plans as Constructed Dwg No. 06

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.