

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

REF NO: LU/27/22/HH

LOCATION: 103 Griffin Crescent
Littlehampton
BN17 7LH

PROPOSAL: Erection of two storey side extension following the demolition of single storey detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey side extension measuring approximately 4m wide by 5.6m deep, following the demolition of the detached garage.
----------------------------	--

REPRESENTATIONS

Town Council - No objection.

1 letter from neighbour - Objection

- Objection side facing window overlooking property, would be happy if it was obscure glazed.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

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)
TSP1	T SP1 Transport and Development

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

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

In this case, the key policies are 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 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 (BUAB), this application is within the BUAB.

Arun recently adopted a Design Guide which provides guidance that will help raise design standards. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. Side extensions should be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

Due to its siting, the side extension will be visible in the street scene and will have an impact on its character. The two storey side extension appears subservient to the dwelling, due to its scale and as it is set back from the front elevation by 2m, with a lower ridge line. It appears well integrated with the host dwelling, in that the materials are sympathetic to the host dwelling and the wider area it is in, and as details like a continuing eaves line are a consistent feature.

A detached garage will be demolished, resulting in a good space about the building. The development will not compromise the spatial character of the area.

The development is considered to comply with D DM4 of the Arun Local Plan in that the proposal will appear subservient to the dwelling nor will it result in any harmful impact on the character of the dwelling or its locality and demonstrates accordance with D DM1, D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and Policy 1 of Littlehampton Neighbourhood Plan.

RESIDENTIAL AMENITY

The development is not considered to result in any harmful overbearing or overshadowing impact on the occupiers of nearby dwellings, given the good separation gap between its closest point and the relevant western boundary, of a minimum of 2.3m. Given the properties orientation, on the outer part of a bend in the road the properties are afforded good width to their frontages.

Design guidance states that side extensions should not be built in an area formed by a 70-degree line rising at ground level from the boundary, or a minimum of 2m away from the boundary, this extension will

not compromise these areas. A rear garden length above design guidance recommended levels will be retained.

Further to confirmation from the Agent, the west facing first floor window is confirmed to be obscure glazed, this will be conditioned for retention. The proposal is not considered to result in a loss of privacy to local occupiers in that the views provided by the new openings are no different to those existing from the host dwelling.

The proposed development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

PARKING

The loss of the garage is not of concern as parking for 3 cars will still be possible on site, the recommended levels for a 5 bed house in this location is 3 spaces. Additionally, on street parking is not regulated. The loss of the garage and the retention of parking spaces is in accordance with T SP1 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) 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 and Block Plan 22046-E-000
- Proposed Plans and Elevations 22046-P-002

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls (at ground floor) and roof of the extension hereby permitted shall match in colour and texture those of the existing building, except for the introduction of dark grey cladding which will cover all three elevations at first floor level of the extension.

Reason: In the interests of amenity in accordance with policies D DM4 of the Arun Local Plan.

- 4 The first floor west facing window hereby approved shall be fully obscured and non-opening below 1.7m from finished floor level prior to the first use of the rooms. The windows shall be retained as obscure glazed/non-openable, as described, in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with D DM4 of the Arun Local Plan.

- 5 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.