

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

REF NO: LU/297/20/HH

**LOCATION:** 9 Redwood Court  
St Floras Road  
Littlehampton  
BN17 6BB

**PROPOSAL:** Like for like replacement doors and windows

## SITE AND SURROUNDINGS

## DESCRIPTION OF APPLICATION

This proposal seeks to construct a like for like replacement of doors and windows.

This proposal sees the windows and doors constructed with UPVC and the measurements of the windows and doors will differ from the front to side elevation. At the front elevation they will measure 1.05m in width and length of 3.73m. Whereas at the side elevation they will have a proposed width of 1m and length of 1.96m.

## RELEVANT SITE HISTORY

LU/226/20/PL Replacement doors and windows

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| LU/193/20/HH | Replacing double glazed windows and balcony door, like for like. |
|--------------|------------------------------------------------------------------|

## REPRESENTATIONS

No objection from Parish Council.

No representations from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

## POLICY CONTEXT

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:**

|      |                                     |
|------|-------------------------------------|
| NPPG | National Planning Practice Guidance |
| NPPF | National Planning Policy Framework  |

**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**

To the front and side of the dwelling there are multiple windows that will be replaced with those similar in appearance. The surrounding properties slightly vary in style and design and due to the siting, it is not considered to result in the dwelling appear adversely out of character with the area.

The development whilst altering the appearance of the dwelling, due to the siting with few viewpoints from the street scene is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

**RESIDENTIAL AMENITY**

The alterations to the front and side are not considered to give rise to adverse impacts to the neighbouring properties due to it's like for like replacement.

To the front and side elevation the windows and doors siting would not enable additional direct

overlooking towards the side and rear of the host dwelling due to there being no neighbouring properties at both the front and side of the property. Therefore the development is not considered to adversely impact neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

#### SUMMARY

The proposed development is deemed to accord with the 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:  
- Plans MT/1547/2  
  
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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

- Reason: In the interests of amenity in accordance with policies D DM4 of the Arun Local Plan.
- 4 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.