

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

REF NO: LU/301/19/HH

LOCATION: 78 Westlands
Littlehampton
BN16 3NW

PROPOSAL: Additional attached single garage, conversion of existing garage into ensuite and wardrobe space and replacement of conservatory with single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to construct an attached single garage and convert an existing garage into an ensuite. It also seeks to replace the existing conservatory with a single storey rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Parish 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)
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

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. The site is occupied by a detached property with front and back gardens in a mixed design area.

POLICY

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 locality.

Policy DSP1 of the Arun Local Plan sets out 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 outlines planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise.

HISTORY

Relevant history noted.

DESIGN AND VISUAL AMENITY

The applicant seeks planning permission for the construction of a rear extension and an extension to the front of the established garage. The proposed rear extension will measure approximately 7.55m wide, 3m in depth and be built to the proposed height of 3.25m with an eaves height of 2.2m with a flat crown and a rooflight that protrudes a further 0.2m. The proposed front extension will have a width that matches that of the existing garage, 3m in depth and to a proposed height of 4.1m and at the eaves 2.5m.

The proposed front extension given its location will be visible from the street scene, it will therefore have an impact on the character of the host dwelling or the street scene. However as a small extension on a garage that is currently a two car garage with two doors the changes in appearance are not considered to have a detrimental impact on the host dwelling it is deemed to be subservient to the host dwelling and would not result in any unacceptable adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed front extension will be located approximately 0.85m from the Northern boundary which affronts a public footpath and 1.5m from the Western boundary which is also bordered by a public footpath. The extension to the rear of the property will be approximately 10m from the Southern boundary and 1.5m from the Eastern boundary.

Given the single storey design and location of the extensions they are not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing as the total height of the proposed would not be clearly visible from the neighbouring property 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 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

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:

- Proposed Plan - 301/03
- Location and Site Plan - 301/01

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.