

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

REF NO: LU/302/21/HH

LOCATION: 2 Purbeck Place
Littlehampton
BN17 5DP

PROPOSAL: Installation of 3 x roof lights to side and rear and installation of suntiles on existing outbuildings (This application may affect the character and appearance of the Littlehampton (River Road) Conservation Area)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Three rooflights to dwellinghouse and three suntiles to garden outbuildings.

REPRESENTATIONS

Arun District Conservation Area Advisory Panel (ADCAAP) - No objection.

The proposed works to no2 are minor in nature involving small alterations to the outbuilding and in relation to the main building the installation of two roof lights in the southern roof slope and one to the western slope. Given the heritage significance of the building and its location within a conservation area it is strongly recommended that the roof lights should be of conservation style to ensure an appropriate design with the minimum necessary projection from the roof slope.

Subject to this, it is considered that the proposed works will not harm the character or appearance of the conservation area and will comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated and non-designated heritage assets.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary.

River Road Conservation Area.

2km buffer zone SSSI.

Economic growth area.

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)
HERDM3	HER DM3 Conservation Areas

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

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 HER DM3 relates to Conservation Areas and states that proposals must protect and if possible, enhance the setting of each of these Conservation Areas.

Policy 1 of the Littlehampton Neighbourhood Development Plan (LNP) 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 applications that conflict with Policy 1 would be acceptable. The proposal does not conflict with other policies in the LNP.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development in the built up area boundary (BUAB). This property is located within the BUAB.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. 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.

DESIGN AND VISUAL AMENITY

This application deals solely with rooflights and suntiles, there are no other alterations to the size or scale of the dwelling proposed.

It has been proposed to add 1 rooflight to the western elevation and 2 to the southern elevation of the dwelling house and 3 suntiles to the outbuildings roof structure. Due to their remote positioning the rooflights will be difficult to see at ground level and they will therefore be subservient to the host dwelling.

The ADCAAP has stated that although they have no objection with the proposal they would request that conservation area rooflights were used rather than standard rooflights as shown. It is agreed that in this situation, even with limited views of the rooflights, conservation area styled rooflights would be more appropriate whilst still allowing the upgrade to the building.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan, Part M Arun Design Guide and policies 1 & 2 of the LNP.

OVERLOOKING

The rooflights will be at a high level and allow sunlight to naturally filter into the rooms below. No views into neighbouring properties will be achievable and therefore there will be no negative impacts from overlooking.

It is therefore considered by virtue of not overlooking that the proposed alterations accord with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

HERITAGE ASSET

Policy HER DM3 of the ADLP requires that development in Conservation Areas pays attention to the special character of the area and are designed sensitively and with regard to their scale and use of appropriate materials.

Chapter 16 of the NPPF paragraphs 194, 195 and 196 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

Paragraph 194 of the NPPF requires the applicant to describe the significance of the impact on the asset. In the accompanying heritage report the proposed alterations have been described not to harm the significance of the heritage asset, as they will not affect the historic fabric of the building and would also not be highly visible.

Paragraph 195 requires the LPA TO consider the significance of the impact upon that heritage asset. The proposed alterations would cause no harm to the conservation area, as their visual impact would be limited. However, it is agreed that conservation area style rooflights should be utilised so as to maintain high quality design within the Conservation Area.

As there is no harm to the significance of the heritage asset the application will be determined against the relevant policies set out within the Local Plan.

Due to the scale, siting and design of the proposal, it is not considered to cause harm to the Conservation Area and it accords with HER DM3 of the Arun Local Plan.

SUMMARY

The 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 CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;
 - Eastern Elevations
 - First Floor Plans
 - Roof Plan
 - Southern Elevations
 - Western Elevations
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1, D DM4 and HER DM3 of the Arun Local Plan.
- 3 Details of the three rooflights hereby permitted to the main roof of the dwellinghouse shall be first submitted and agreed with the Local Planning Authority. They shall be conservation rooflights and be fitted with the appropriate glazing bar. Once agreed they shall be fitted and retained as such in perpetuity.

Reason: In the interests of protecting the visual amenity of the conservation area in accordance with policies HER DM3 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.