

Recommendation Report for Planning Permission

REF NO: LU/303/20/PL

LOCATION: Toddington House
Toddington Lane
Littlehampton
BN17 6JX

PROPOSAL: Lean-to storage extension. This application affects the setting of a listed building & is in CIL Zone 2 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The lean to structure would measure 6.10 metres across projecting 4.83 metres from the exterior wall of the barn with an eaves height of 2.6 metres and a height at the adjoining wall of 3.8 metres.
SITE CHARACTERISTICS	A barn converted into an office within the grounds of a Listed Building.
CHARACTER OF LOCALITY	A predominantly residential area.
None relevant.	

REPRESENTATIONS

Littlehampton Town Council - No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN
LB GRADE II
NO PUBLIC SEWER

DEVELOPMENT PLAN POLICIESArun 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)
HERDM1	HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Policy 1 of the Littlehampton Neighbourhood Plan is relevant to this application

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the design of the extension is acceptable and it would have no impacts on the amenity of any nearby residential properties.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

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 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 HER DM1 set out criteria for assessment of schemes for alteration of listed buildings including to preserve and enhance the historic character of the buildings and be necessary and not detrimental to the architectural and historic integrity and detailing of a Listed Buildings exterior

Policy 1 of the Littlehampton Neighbourhood Development Plan supports development that is located within the built up area boundary of Littlehampton.

DESIGN AND VISUAL AMENITY

The proposed design of the extension is to be of sympathetic materials namely an oak framed building with reclaimed clay tile roof, commensurate with its location abutting a traditional barn type structure. The extension would be subservient to the existing building being of a smaller size and scale to it.

RESIDENTIAL AMENITY

There would be no impacts on the residential amenity of any neighbouring properties due to the proposal not being located close to any neighbouring residential properties.

LISTED BUILDING

The provision of a storage building is considered necessary for the use of the barn and will in turn assist in the upkeep of the Listed Building and is considered to be a good development which protects the integrity of the Listed Building as a whole.

The heritage impact statement which accompany the application ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 which seeks to ensure the preservation and enhancement of listed buildings and their settings.

Para 192 of the NPPF requires account to be taken of the desirability to sustain and enhance the significance of heritage assets by putting them to a viable use consistent with their conservation. The proposed improvements to the barn associated with the Listed Building would accord with this. The development would make a positive contribution to local character and distinctiveness as required by para 192(c) of the NPPF.

Paragraphs 193 - 196 require optimum use for public benefits. It is considered that there is public benefit accruing from the increased use of the Listed Building which would assist in the long term retention and use of the building. With regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) the proposal does not harm the appearance of the Listed Building and the proposal is therefore considered to comply with policies HER DM1 of Arun Local Plan.

SUMMARY

The proposal is considered to be acceptable and to accord with Development Plan Policies and 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.

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 Floor Plans dwg.no. 10212 - DPA 03 dated Oct 2020
Proposed Elevations dwg.no. 10212 - DPA 05 dated Oct 2020

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.