

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

REF NO: LU/321/18/HH

LOCATION: 13 Grand Avenue
Littlehampton
BN17 7NG

PROPOSAL: Loft conversion with hipped roof changed to gable end. Flat roofed dormers to front and rear

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to alter the roof form from hipped, to gable, it also seeks to construct flat roofed dormers to the front and rear of the roof.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Parish Council - No objection.

3 letters of objection from 2 households:

- The rear dormer is large and overbearing.
- The rear dormer overlooks the back garden, causing a loss of privacy.
- The front dormer will interfere with the electricity wires overhead.
- Loss of light to adjacent dwelling.

OFFICERS COMMENTS ON REPRESENTATIONS:

The comments will be addressed in the conclusion section. However, interference with the overhead wires will not, as it is not a planning consideration in this instance.

The following questions were asked:

- Is there any party wall involvement in this conversion?
- Will there be increased fire prevention due to the height and floor size according to the plans.
- What sound proofing is planned?
- Will there be damage to adjacent properties by this building work?

OFFICERS RESPONSE TO QUESTIONS:

None of the questions asked are planning considerations.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

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

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

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 & 2 of the Littlehampton Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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

The proposed front dormer is visible within the street scene, as a result of its siting. Due to its design, it is considered to appear as a sympathetic and subservient addition to the host dwelling. This is because the maximum height of the dormer is 0.25m lower than the ridge height of the host dwelling, which is considered to allow it to not appear as a prominent or obtrusive feature within the locality. Furthermore, within the area, there are examples of similar development, with a variety of sizes and scales. The

alteration of the shape of the roof is considered to be acceptable, resultant of the mixed form of roofs within the locality allowing for there to be an inconsistent spatial pattern.

As a result of its design, the proposed rear dormer is considered to be poorly integrated with the host dwelling. Whilst it is not considered to be a sympathetic or well integrated addition to the host dwelling, due to its siting at on the rear roof slope, the proposed rear dormer is not considered to have a significantly harmful impact upon the character of the locality, or the host dwelling. As it is not considered to have any detrimental impact upon the established spatial pattern of the street scene, where it does not feature.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact on the residential amenities of adjacent occupiers. This is predominantly resultant of the North-South aspect of the development and the fact that it is all contained within the existing roof slope as the host dwelling. The proposed front dormer features windows, however, they all look towards the street scene. The proposed rear dormers also feature windows, that look towards the garden of the host dwelling, it is noted that it may provide views into the rear gardens of adjacent dwellings also, however, these views would be oblique. Additionally, it is likely that a similar extension could be built under permitted development that provides the same views.

Therefore, it is considered that the proposed development is in accordance with D DM1(3) and D DM4(c) 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:

 - Block Plan & Location Plan - P02a - October 2018
 - Proposed Plans & Elevations - P01b - October 2018
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 development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy D DM1 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.