

**PLANNING APPLICATION REPORT****REF NO:** LU/333/11/**LOCATION:** 61 Beach Road  
Littlehampton**PROPOSAL:** Extension & alterations to care home.**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above. The proposal is for an L-shaped single-storey rear extension that will flank the northern site boundary and project 4.245 metres from the rear wall of the existing building. An existing conservatory extension to the rear of the building will be removed to make room for the extension. |
| SITE AREA                   | Approximately 415 square metres.                                                                                                                                                                                                                                                                       |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                                                    |
| TOPOGRAPHY                  | Predominantly flat.                                                                                                                                                                                                                                                                                    |
| TREES                       | None affected by the proposed development.                                                                                                                                                                                                                                                             |
| BOUNDARY TREATMENT          | The rear of the site is enclosed by approximately 2 metre high walling.                                                                                                                                                                                                                                |
| SITE CHARACTERISTICS        | The site is occupied by a three-storey semi-detached building, currently in use as a residential care home. Various extensions, both single and two-storey have been added to the rear.                                                                                                                |
| CHARACTER OF LOCALITY       | The site is within the built-up area and is set on a road that is lined by a formal arrangement of semi-detached three-storey buildings, set slightly back from the road. The vast majority have been adapted and extended to the rear to serve either as residential flats or care facilities.        |

**RELEVANT SITE HISTORY**

|            |                                                     |                            |
|------------|-----------------------------------------------------|----------------------------|
| LU/17/91   | 1 No bedroom and dining room extension to Rest Home | Refused<br>04-03-1991      |
| LU/206/04/ | Rear conservatory extension.                        | Approve Cond<br>10-09-2004 |

**REPRESENTATIONS**

**Representations received:**

Littlehampton Town Council

No objection.

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

**Consultations responses received:**

None.

**Comments on Consultation responses:**

None.

**POLICY CONTEXT**

Designation applicable to site:

Within Built-Up Area

Area of Special Character

Building of Special Character

**DEVELOPMENT PLAN POLICIES**

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[GEN22](#)

[AREA1](#)

[DEV20](#)

Built-up Area Boundary

The Form of New Development

Buildings or Structures of Character

Areas of Special Character

Rest and Nursing Homes

**PLANNING POLICY GUIDANCE**

PPS1

Delivering Sustainable Development

**POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

**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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

## **CONCLUSIONS**

The proposed extension will be positioned to the rear of the building and will therefore have no visual presence within the street scene. Extensions are a common feature to the rear of neighbouring buildings, and the adjoining property has a similar single-storey flat roof extension in place. It is therefore considered that the proposal will not have an adverse impact upon the character and appearance of the surrounding area and will be in-keeping with neighbouring development.

It is considered that the extension will relate sympathetically towards the existing dwelling in terms of design and scale. Its modest scale and low-profile flat roof design will ensure that it maintains visual subservience towards the host dwelling and does not alter its overall character and balance.

With regards to the amenities of neighbouring residents, it is noted that the proposed extension will reach up to the northern boundary of the site. However, the modest height and the fact that it will be built alongside the flank wall of a similar extension at the adjoining property will prevent it from appearing overbearing or from causing undue overshadowing of neighbouring sites. All new windows will be at ground floor height and any views towards neighbouring properties will be obstructed by existing site boundary treatment, safeguarding privacy.

It is therefore recommended that the application is approved, subject to the following conditions.

## **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:-

11-79-A02 Revision A;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

### **SUMMARY**

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

**RELEVANT POLICIES**

LOCAL PLAN: GEN2, GEN7, GEN22, AREA1, DEV20

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.