

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

REF NO: LU/339/18/HH

LOCATION: 1 Steele Crescent
Wick
Littlehampton
BN17 6GN

PROPOSAL: Two storey side extension and rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is for a narrow two storey side extension on a three storey modern detached town house on a new housing estate in north Littlehampton on Steele Crescent and for the infilling at ground floor level (flat roof) of a corner of the property adjacent to the detached garage to enlarge the living room of the property.

The property is located at the entrance to the housing estate off Toddington Lane and as well as its allocated driveway and a garage to the east of the property has a large piece of gravelled spare land to its western elevation where the proposed 2 storey extension is to be located.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No objection.

No comments have been received from neighbouring properties.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development would be located within the existing urban area and would be acceptable in principle in accordance with policy SD SP1 of the Arun Local Plan and Policies 1 and 2 of the Littlehampton Neighbourhood Plan subject to other relevant policies in the Local Development Plan which in this case is policy D DM1 Aspects of form and design quality and D DM4 - Extension and alterations to existing buildings of Arun Local Plan. The key issues are design and residential amenity.

DESIGN

The proposed extension is considered to be sympathetic with the existing dwellinghouse and of a scale and size that would be subservient to the existing property. The extension would be constructed in materials to match the existing dwellinghouse. The general form of the extension would add some interest to the street scene.

The proposed extension is considered to be of an acceptable design and to comply with policies D DM1 and D DM4 with respect to design and visual amenity.

RESIDENTIAL: AMENITY

The only house potentially affected by the proposed two storey development is located to the west just off the new estate an end terraced property 'Almiranta' which is built on a raised land level with a ground floor level approximately 3 metres higher than the ground level of the applicant's dwellinghouse. There would be no windows facing the neighbouring properties side elevation 14 metres away and no loss of light or overbearing impact would occur as there are no facing primary habitable room windows in the side elevation of the neighbouring property.

The rear extension at ground floor level would not be visible from the neighbouring property to the east, 2 Steele Crescent due to it not projecting behind the rear elevation building line. the intervening garages.

The proposed extension are not considered to cause any adverse overlooking, overbearing impact or loss of light to neighbouring properties and comply with policy D DM1 and D DM4 of the Arun Local Plan with respect to residential amenity.

The property has two allocated car parking spaces and additional space for car parking on the spare land to the west of the property even after the 2 storey extension is built.

The proposed extensions are considered to comply with policy in the Local Development Plan including Arun Local Plan and Littlehampton Neighbourhood Plan 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 approved shall be carried out in accordance with the following approved

Proposed Elevations - Dwg.no. 1296/005 rev B dated 25/01/2019
Proposed Floor Plans - Dwg.no. 1296/004 rev A dated 07/11/2018

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.
- 2 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).
- 3 The materials and finishes of the external walls and roof of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 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.