

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

REF NO: LU/342/20/HH

LOCATION: Vine Cottage
1 Church Street
Littlehampton
BN17 5EL

PROPOSAL: Conversion of existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to convert the existing dairy building into a new kitchen, internal alterations, a replacement carport and garden fencing.
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RELEVANT SITE HISTORY

LU/343/20/L	Listed building consent for the conversion of existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing
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REPRESENTATIONS

Littlehampton Town Council - No objection.
- No objection subject to the endorsement of the Conservation Officer.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.
- The proposal is considered not to cause harm to the Listed Building or the Conservation Area in which it is sited.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Within East Street Conservation Area

Listed Building

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)
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1, D DM4, HER DM1 and HER DM3 of the Arun Local Plan. Additionally, Policies 1 and 2 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 which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

Policy HER DM3 ensures that development will only preserve or enhance the character of the Conservation Area of which they area within, or affect the setting of.

Policy 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant polices 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 conversion, and rear extension to the host dwelling is sited to the rear of the host dwelling.

As such, this is not considered to have any significant impact upon the character of the host dwelling, or its locality. Furthermore, the proposal is considered to be of an acceptable scale, as the maximum height and eaves height allow the proposal to appear subservient to the host dwelling.

The proposed carport is sited directly adjacent to the access path to the side/rear, and therefore will be a readily visible element of the proposed development, as will the proposed replacement fencing. The existing boundary fencing and carport are dilapidated in their appearance, and have been subject to weathering over the years. The proposed carport, and replacement fencing are considered to be improvements to that existing on site, and are more in keeping with both the Listed Building, and the Conservation Area.

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

HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the proposed development does not cause harm to the conservation area in which it is sited, or the significance of the listed building. This is due to the design of the proposed development, and the re-use of the materials enabling the proposed conversion and extensions to appear well integrated with the host dwelling. Furthermore, the proposed works relating to the carport and the boundary treatment are deemed to be improvements, and have a positive impact on the Listed Building, and the Conservation Area. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overshadowing or overbearing impact upon the occupiers of nearby dwellings. This is as a result of the scale of the proposed development, the aspect of the development site and the siting of the extension. These factors allow the proposal not have any harmful impact upon the neighbouring dwelling to the West. Furthermore, with regard to potential for loss of privacy, due to the single storey nature of the proposal, there is not considered to be harmful impact upon the occupiers of neighbouring dwellings.

The proposed development is considered to be 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:

- Location Plan - 200704 - 11/12/2020 - 16:36
- Proposed Floor Plan and Elevations - AS PROPOSED
- Proposed Floor Plan and Elevations - replacement oak car-port, with natural slate roof

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.