

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

REF NO: LU/353/20/HH

LOCATION: 29 Rosemead
Littlehampton
BN17 6UH

PROPOSAL: Two storey side extension comprising of 1st floor extension with a car-port beneath. Convert detached garage into habitable accommodation.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a two storey side extension comprising of 1st floor extension with a car-port beneath it projects from the dwelling by 4.2m, with a depth of 6.3m and a height of 7.8m. Additionally, it seeks to convert the detached garage into habitable accommodation.

REPRESENTATIONS

Littlehampton Town Council - No objection.

1 letter of support:

- Sympathetic and aesthetically pleasing.
- Not overly large.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

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

PLANNING POLICY GUIDANCE:

NPPDG National Design Guide

CONCLUSIONS

PRINCIPLE

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.

DESIGN AND VISUAL AMENITY

Due to the siting of the proposed development, there will be readily available views of the proposed development from within the public realm. However, this is not considered to be reason alone for refusal of the application as it would have to be established that the proposal would result in a significantly harmful impact upon the character of the host dwelling, or its locality. The locality is host to a wide variety of dwellings, with regard to their scales and designs. As such, the increase in size and footprint of the dwelling as a whole is considered to not appear at odds with the locality, or result in harm to its spatial pattern. As a result of the design of the proposed side extension and the use of materials to match the host dwelling the proposed extension is considered to be visually sympathetic to the host dwelling, and well integrated with its built form as the extension is visually unified with the host dwelling as a whole. However due to the scale of the proposed extension, it cannot be considered to be a subservient addition to the host dwelling as the maximum height, and eaves height of the extension match those of the host dwelling. Due to this, the proposal does not accord with D DM4(a) of the Arun Local Plan, however, it is considered to accord with the other relevant sections of D DM4, and D DM1 of the Arun Local Plan and J.01 of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of nearby dwellings. This is due to the scale of the proposed extension, and its separation distance of over 10m from nearby dwellings which is considered to be sufficient in order to prevent any harm. Furthermore, with regard for potential for loss of privacy to occupiers of nearby occupiers, there are no openings proposed of which are considered to result in any change in available views from the host dwelling.

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:

- Site Plan & Roof Plan - 29 Rosemead, Littlehampton
- Proposed Ground Floor - LH/MR/03 - DEC 2020
- Proposed First Floor - LH/MR/04 - DEC 2020
- Proposed Elevations - LH/MR/05 - DEC 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.