

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

REF NO: LU/354/17/HH

LOCATION: 3 Barn Close
Littlehampton
BN17 6JU

PROPOSAL: Rear flat roof dormer, 3 No. pitched roof dormers & porch to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	It is proposed to erect 3 dormers of relatively limited size in the front roof plane of this dwelling. These would have slightly lower ridges than the existing dwelling and gabled front elevations. The bottoms of the dormers would be set well above eaves level. A front porch with pitched roof and gable is also proposed. A large flat roofed dormer across the majority of the rear of the dwelling is also proposed, this would be set slightly below ridge level and slightly above eaves level. The proposal would increase the number of bedrooms at the dwelling from 2 to 4. Roofs would be tile where pitched, the flat roof would be felt and cream Marley Cedral Boarding is proposed for external dormer walls.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	At the time of visit, the front boundary was not enclosed. Side boundaries at the front are wooden fencing of varied height (approx. 1.2m to 2m). The rear of the dwelling is enclosed by 2m wooden panel fencing on the south west boundary and by screen planting of in most cases at least 4m-5m in height on north west side and north east rear boundaries.
SITE CHARACTERISTICS	The site is occupied by a detached 2 bedroom bungalow. This is constructed of red brick and profiled brown concrete roof tiles. There is an existing mainly UPVC rear conservatory. The dwelling has access from Barn Close and a 16m driveway leading to a single garage with flat roof to the side of the dwelling. The dwelling has some cream render area(s) at ground floor.
CHARACTER OF LOCALITY	Residential comprising a mix of mainly bungalows in Barn Close, although one dwelling (Chamonix) has a small flat roofed front dormer and rooms in the roof area. Other dwellings surrounding Barn Close are two-storey and of mixed design.

RELEVANT SITE HISTORY

No relevant site history.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Littlehampton Town Council raises no objection.

No representations received.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

- GEN2 Built-up Area Boundary
- GEN7 The Form of New Development
- DEV19 Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

- SD SP2 Built -Up Area Boundary
- D DM1 Aspects of Form and Design Quality
- D DM4 Extensions & Alterations to Existing Buildings
- D SP1 Design

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

- NPPF National Planning Policy Framework
- NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Littlehampton has a Made Neighbourhood Plan and Policy 1 is relevant and the proposal is in accord with this policy.

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

PRINCIPLE

The site is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within the Arun District Local Plan which in this case is considered to be policies GEN7 and DEV19 which seeks to prevent development that would have an adverse impact upon visual and residential amenities. Policies in the Emerging Local Plan are also considerations, these also seek to ensure that development would not have an adverse impact upon visual and residential amenities.

DESIGN AND VISUAL AMENITY

The proposed front dormers are well proportioned and sit well within the existing front roof plane of this dwellings. They are subservient to the scale of the existing dwelling and are sympathetically designed. They are not visually intrusive and are considered not to give rise to harm to visual amenity. The larger rear former is not widely visible and is largely well screened. It sits within the existing roofscape and is not visually intrusive.

Overall, the proposal is not considered to give rise to harm to visual amenity and is considered to be in accord with policies.

RESIDENTIAL AMENITY

The front dormer face onto Barn Close and whilst there will be oblique views across the front of adjoining dwellings, the new rooms are bedrooms and a bathroom. These are very much secondary rooms in terms of use and are not considered to give rise to privacy loss to the front of adjoining dwellings.

To the rear, the larger dormer is well screened from the north east and north west and does not give rise to overlooking or privacy loss. To the south west, the layout of Barn Close means that any overlooking of the rear garden of the adjoining dwelling is minimal and again the rooms are very much secondary rooms in terms of use.

Overall, the proposal is not considered to give rise to harm to residential amenity and is considered to be in accord with policies.

PARKING

Parking will remain at 3 spaces on the drive and 1 within the garage. This is satisfactory for a dwelling of the size proposed.

CONCLUSIONS

The proposed development is in accord with the Development Plan and acceptable in terms policy and material considerations.

It is therefore recommended that planning permission be granted subject to 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 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 drawings and application form (specifying materials to be used):

Drawing Number 1710091/PL/1A - Existing & Proposed NW & SW Elevations - Dated 20.10.2017

Drawing Number 1710091/PL/2B - Existing & Proposed NE & SE Elevations - Dated 31.10.2017

Drawing Number 1710091/PL/3A - Existing & Proposed Floor & Roof Plans - Dated 20.10.2017

Block Plan, Scale 1:500 - Received with Application

Location Plan, Scale 1:1250 - Received with Application

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