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

REF NO: LU/364/18/HH

LOCATION: 21 Northway Road
Littlehampton
BN17 7JX

PROPOSAL: First floor pitch roof rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks to construct a two storey rear extension, with a pitched roof.

RELEVANT SITE HISTORY

LU/127/03/	Conservatory to rear	ApproveConditionally 30-05-03

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

Parish Council - No objection.

No representations received from occupiers of nearby properties.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy1 & 2 of the Littlehampton Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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.

DESIGN AND VISUAL AMENITY

The proposed extension is considered to significantly alter the appearance of the host dwelling within the residential plot, as a result of its significant scale. Whilst it is well integrated with the host dwelling, it is not considered to be a subservient addition, result of said scale. Therefore, it is considered that the proposed development is in conflict with D DM4(b) of the Arun Local Plan. However, as a result of the design of the proposal, this alteration is not considered to be harmful to the existing character of the host dwelling, nor represent an overdevelopment of the site. The proposed extension matches the design of the host dwellings roof, with regard to ridge height and roof slope angle. The proposed materials match the existing property, which is considered to allow the extension to harmonise with the dwelling in terms of its appearance. The proposal is considered to be sympathetic to the character of the host dwelling, and a well integrated addition to the rear elevation. Therefore, whilst it is noted that the proposal is in conflict with D DM4(b), it is considered to be in accordance with D DM1(2) and D DM4(a) of the Arun Local Plan.

By virtue of the siting of the development, there are few available views of the proposed development from the street scene. Therefore, the proposed development is not considered to have a significant impact upon the character of the area, as it is not visible from the public realm, and can have no impact upon the spatial pattern of the locality, when viewed from the street scene. The proposed development is considered to be in accordance with D DM1 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have a significantly detrimental impact on residential amenity. The proposed development is 1m from the boundary with the adjacent occupier to the North, so

it is not considered to have a significantly detrimental impact on overbearing at neighbouring dwellings. To the North, #22 Northway Road has a single storey rear extension, of which the proposed development extends no further East beyond this line. With regard to overshadowing, the proposal is not considered to cause any significant loss of light given lighting available from the rear of rear part of the neighbouring property. Additionally, whilst it is noted that the extension features Juilet balconies, it is not considered that these provide any views that are not available from the host dwelling as current. Resultantly, 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:

- Block & Location Plans - 1846 - P - 01 - Nov 2018
- Proposed Plans - 1714 - P - 04 - Nov 2018
- Proposed Elevations - 1846 - P - 05 - Nov 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.

3 The materials and finishes of the external walls, roof and joinery of the development hereby permitted shall match in colour and texture those of the existing dwelling.

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.