

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

REF NO: LU/385/17/HH

LOCATION: 63 Beaconsfield Road
Littlehampton
BN17 6LN

PROPOSAL: Single storey extension to rear & side.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

It is proposed to remove an existing small lean to structure located at the rear of this dwelling. This presently sits beside a part two storey part and single storey rear element which is common to these terraced dwellings, these elements are linked on one side and there is a gap between them on the other.

The proposal is for a 3.25m deep single storey lean to type extension which would be 1.4m wide and extend up to the joint boundary with no.65. Eaves would be at 2.15m and the roof where it meets to rear two-storey element would be 3.05m. No side windows are proposed and there would be 2 modest roof lights. There would also be a rear facing window. The extension would provide additional floor space to the kitchen and the dining room.

A lean to is also proposed up to the boundary which would be open at the rear and adjoin the single storey rear element. This would have a glazed roof and the upper part of the side would have a glazed screen.

A rear dormer is also indicated on the submitted drawings. This faces a rear access way, although this is not a highway. This has a volume of 17.28cu m and is also compliant with the GPDO in other respects. Planning permission is not therefore required for the rear dormer.

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

The joint boundary with no.65 is 1.8m open trellis type fencing in the main. Closer to the dwelling it is a painted brick wall of varied height, but fairly low. The boundary with no.61 to the north is 1.8m wooden panel fencing.

SITE CHARACTERISTICS

The site is occupied by a terraced dwelling with a part two storey part and single storey rear element which is common to these terraced dwellings, these elements are linked on one side and there is a gap between them on the other. The

CHARACTER OF LOCALITY

dwelling is light green rendered and has a slate roof.

The immediate locality is residential and the terrace where the application is located is of similar house types and design. Materials vary in terms of render colour and in some instances roof material.

RELEVANT SITE HISTORY

No site history.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

Littlehampton Town Council raises no objection. LTC did query site notice display, but this was displayed.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

No consultees.

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

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

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.

Littlehampton has a Made Neighbourhood Plan and the relevant policies within it have been taken into account.

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 proposal has been sympathetically designed and subservient to the existing development at the site. Matching materials are proposed. The limited scale of development proposed means that it is not unduly dominant in the outlook from no.65 and it is also of a similar height to the higher part of the joint boundary wall closest to the rear of the existing dwellings.

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

RESIDENTIAL AMENITY

No side windows are proposed in the extension to the kitchen and a condition is recommended in order to protect the privacy of the adjoining occupier. The glazed upper panel on the new lean to element adjoining the bathroom can be conditioned to be obscure glazed and to also thereby prevent privacy loss.

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

PARKING

The proposed development does not give rise to an additional parking provision requirement and existing parking on the frontage is therefore adequate..

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

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 drawing:

Drawing Number 7417:1 - Existing & Proposed Elevations & Floor & Block Plans - Dated October 2017

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.
- 3 The materials and finishes of the external walls and roofs of the development hereby permitted shall match as closely as possible in colour, profile and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings shall be formed in the south facing side wall of the kitchen extension element of the development hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 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.