

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

REF NO: LU/38/22/HH

LOCATION: 31 Grand Avenue
Littlehampton
BN17 7NG

PROPOSAL: Loft conversion with dormers to front and rear elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application involves loft conversion with dormers to front and rear elevations which will also incorporate altering the roof form from hipped to gable. The proposed front dormer will be 6.6m wide and 2.6m deep while the proposed rear dormer will be 8.1m wide and 3.52m deep.

RELEVANT SITE HISTORY

LU/138/68	Filling In Of Sides And Front Of Existing Front Door Porch	Approve 14-06-68
LU/280/75	Conservatory	ApproveConditionally 12-08-75

REPRESENTATIONS

Littlehampton Parish Council
The Parish Council objected to the application on the grounds of overdevelopment by virtue by mass and bulk of the proposed extension.

CONSULTATION RESPONSES RECEIVED:

Comment from Parish is noted and will be discussed in the conclusion section.

POLICY CONTEXT

Within the 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

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The application seeks permission for loft conversion with dormers to front and rear elevations which will also incorporate altering the roof form from hipped to gable. The key policies are D DM1 and D DM4 of the Arun 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.

Some dwellings benefit from the potential for the addition of a new first additional storey under permitted development rights but it has not been demonstrated that it would apply to this building.

Policy 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant policies 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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The applicant seeks permission for loft conversion with dormers to front and rear elevations which will also incorporate altering the roof form from hipped to gable. The proposed front dormer will be 6.6m wide and 2.6m deep to provide a bedroom with front window and a bathroom with front partly obscured glazed window while the proposed rear dormer will be 8.1m wide and 3.52m deep to provide two bedrooms with rear facing windows and stairwell.

The proposed front and rear dormer will provide a total of 41.1cubic volume of roof space. The proposed front and rear dormers will have flat roof on gable roof design of the main dwelling and with ridge heights

not higher than the main ridge. Brickwork and materials will match existing.

J.01 of the Arun Design Guide outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in Section C.05 of the design guide. Section M, refers to householder extensions and states extensions should respond to and complement the character and appearance of the building and wider townscape in terms of scale, massing. Section J.02 (scale and mass) of the Arun Design Guide ensures that the scale and massing of development responds to the existing townscape and landscape. The appropriate scale for new buildings or extensions/alterations to existing forms should be determined by their context, their location within the order of streets, and their function and positioning, and should avoid overshadowing of neighbouring properties. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling and complies with policy and the guide.

The proposed front dormer given its location will be visible from the street scene, but it will not have detrimental impact on the character and appearance of the host dwelling or the street scene. Due to the scale, mass and bulk of the proposed front and rear dormers, the proposal will increase the bulk to the host dwelling but will appear subservient to the dwelling in accordance with D DM4(b) and will not be considered as overdevelopment. It will consist of materials to match which will ensure it is integrated with the appearance of the dwelling. The proposed front and rear dormers will appear sympathetic in design to the character and appearance of the dwelling. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling and complies with policy and the guide.

It should also be noted that the proposed rear dormers will be permissible under permitted development rights as a fall-back position.

Littlehampton Town Council object on grounds of overdevelopment. The footprint of the existing bungalow is 95.19sqm and the proposed dormers will provide 47.36sqm additional gross internal area which represents 49.57% increase in the intensity of development. Due to the magnitude of the increased intensity of development, the proposed dormers will not be considered overdevelopment. It is also the case that the predominant housing design is bungalow and there are neighbouring properties (Nos. 12, 13, 20 and 47 Grand Avenue) with front and rear dormers within the vicinity with similar increased intensity of development.

Therefore, the proposed front and rear dormers will appear subservient to the host dwelling and would not result in any unacceptable adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1, D DM4 (a), (b) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed front and rear dormers will retain the separation distances with the front and rear property boundaries. The roof element of the proposed dormers will change the existing hip roof design to gable design. The proposed dormers incorporates front and rear windows and will not result in overlooking or loss of privacy due to the separation distance from these windows to the closest habitable window across the street and neighbouring gardens at the rear.

Given the design and location of the dormers, it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing as such are therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING AND HIGHWAY SAFETY:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements (where appropriate) and promotes sustainable transport. Schemes should accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, be accessed by high quality public transport facilities, create safe and secure layouts for traffic, cyclists and pedestrians and provide appropriate levels of parking.

Para 110 of the NPPF states: "In assessing .. specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Para 111 states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

With regard to highways, transport and parking, the following policies and guidance are relevant: paras 102, 106, 108 and 109 of the NPPF, ALP policies T SP1 and T DM1, and the ADC Parking SPD (2020).

Arun Parking Standards SPD would expect a level of car parking provision to be 2 car parking spaces in this location. However, the proposal involves the additional of a bedroom to the existing two bedrooms which will not exacerbate the parking arrangement on this site. However, there is ample space within the premises to meet this car parking requirement.

On balance, due to the limited magnitude of traffic generation and parking demand that this proposal will introduce in the locality, it is not such that the proposal would have adverse impacts on the parking arrangement and would not exacerbate parking condition. Therefore, it is considered that the proposal is in accordance with Policy T SP1 of 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 and informatives.

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.

CIL DETAILS

This application is not CIL Liable.

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 - Gra/01, Gra/02 and Gra/03.

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 and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 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.