

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

REF NO: LU/396/17/HH

LOCATION: Flint Acre
Toddington Lane
Littlehampton
BN17 7PN

PROPOSAL: 2 new domers to East elevation, new pitched roof on existing dormer on East elevation & single storey extension to East elevation. This application may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal includes;

- 1) A ground floor extension 3 metres in length increasing the footprint of the 1.5 storey part of the house to provide an enlarged kitchen/diner.
- 2) A pitched roof extension of the existing 1.5 storey roof (7.8 metres in height), replacing the former 1 storey pitched roof (6.5 metres in height) and providing a pitched roof above the new ground floor extension (1).
- 1) and 2) would increase the length of the highest part of the roof from 8 metres to 16 metres, providing a new master bedroom more than doubling the first floor accommodation and enlarging the kitchen/diner on the ground floor.
- 3) A new dormer 4 metres in width within the east facing slope of the newly created 1.5 storey roof extension to provide for the new master bedroom.
- 4) A new pitched roof to match the pitch roof of the newly proposed dormer on the existing flat roof dormer serving the existing upstairs bedrooms.
- 5) A 1.7 metre long pitch roof dormer in east slope of the remaining northern 1 storey pitched roof to provide an ensuite bathroom for the master bedroom.
- 6) A new ground floor extension at the rear and side the 1.5 storey element of the house would extend 5 metres to the rear and wrap around 3.5 metres to the side and 3.7 metres behind the rear elevation of the existing dwelling. It would have a flat roof with a false pitch 3.3 metres in height.

SITE AREA

0.58 hectares.

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Landscaping to the southern boundary which has currently been cut back. This dwelling is set back 20 metres from Toddington Lane at this location. The eastern boundary has a

tree belt 6-8 metres in height located 60 metres from the main east facing rear elevation of the property.

SITE CHARACTERISTICS

A large detached bungalow with rooms in the roof set on the western side of a large landscaped plot including a lake 0.58 hectares in size.

CHARACTER OF LOCALITY

A residential area of large detached dwellings set in former countryside. The area around the group of large detached dwellings has been incorporated into the North Littlehampton area of new residential development however the character of the conclave of dwellings which the applicants dwelling is within is of a different character to that of the modern housing estates which do or are intended to surround it.

RELEVANT SITE HISTORY

None relevant.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

ADC Conservation Officer - No objection - extension and dormers on the east side of the property will not affect the setting of nearby listed buildings to the west of Flint Acre (Old Byrne House).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

OUTS BUILT AREA

SPEC CONT ADVTS

NO PUBLIC SEWER

PD RESTRICTION

DEVELOPMENT PLAN POLICES

Arun District Local Plan (2003):

GEN3	Protection of the Countryside
AREA10	Strategic Gaps
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

Publication Version of the Local Plan (October 2014):

D DM1	Aspects of Form and Design Quality
C SP1	Countryside
D DM4	Extensions & Alterations to Existing Buildings
HER DM1	Listed Buildings
HER SP1	The Historic Environment

<u>Littlehampton Neighbourhood Plan 2014 Policy 1</u>	The Presumption in Favour of Sustainable Development
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Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
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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 Main Modifications to the Arun Local Plan (2011-2031) completed a six week period of consultation on Friday 23 February 2018.

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

The Main Modifications to the Arun Local Plan (2011-2031) are presently out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

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).

The relevant policies in the Littlehampton NP 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.

LISTED/CA

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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 lies outside the built up area boundary within an area designated as a strategic gap where the principle of residential development, without agricultural justification or compliance with other plan policies is not normally acceptable.

DESIGN AND VISUAL AMENITY

The proposed rear extension and dormers are of a modest size and scale relative to the host dwelling and are considered to appear subservient to the host dwelling. The proposals by virtue of their design, siting and matching materials are also considered to appear well integrated with the host dwelling in accordance with policy DEV19(i) and (ii) of the Arun District Local Plan.

The proposed extensions due to their location and design are not considered to have an adverse impact upon the established character of the host dwelling or the character of the wider locality. The existing dwelling is set within a large plot 0.58 hectares in size with 4-8 metre high landscaped boundaries. The landscaping toward the southern boundary, in excess of 20 metres from the new extensions, has currently been cut down however the design and appearance of the new extension and dormers are considered acceptable and complementary with the existing dwellings design notwithstanding the temporal nature of the boundary treatment. The property is more than capable of accommodating the proposed extensions and dormers without affecting the visual amenity of the local area. Therefore, the proposal is deemed to accord with policy GEN7(ii) of the Arun District Local Plan.

RESIDENTIAL AMENITY

The proposed extensions and dormers will be located to the rear of the property overlooking rear gardens 65 metres in length to the rear and in excess of 20 metres to the sides and will not overlook or overshadow any neighbouring dwellings. Therefore, it is considered that by virtue of the separation distance the proposed extensions will not give rise to any unacceptably adverse overbearing or overshadowing impacts nor would they generate any unacceptably adverse overlooking upon neighbouring properties.

Therefore, it is considered that the proposal will accord with policies GEN7(iv) and DEV19(iii) of the Arun District Local Plan.

LISTED BUILDING

No objection has been received from the Conservation officer and the development is considered to preserve and enhance the appearance of the nearby Listed Buildings and their setting and therefore accords with policies EHERDM1 of the emerging Arun District Local Plan.

STRATEGIC GAP

The extensions accord with policy AREA 10 (i) and (ii) in that they accord with other policies within the plan (DEV 19) and they are not of a sufficient scale to compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap.

SUMMARY

The proposed extensions are in accordance with policy GEN 3 (v) in that it complies with specific policy relating to extensions to existing residential buildings (DEV 19). The proposal is therefore considered to accord with policies GEN3 and AREA10 of the local plan and as such is recommended for approval subject to the below conditions.

HUMAN RIGHTS ACT

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 plans;
Dwg.no. 1137.04.a - Proposed First Floor Plan, Roof Plan and Site Block Plan dated 17.10.2017
Dwg.no. 1137.03 - Proposed Ground Floor Plan and Elevations dated 17.10.2017

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN 7 and DEV 19 of the Arun District Local Plan.
- 3 The materials and finishes of the external walls and roof of the extensions and dormers hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District 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.