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

REF NO: LU/39/24/HH

LOCATION: 21 Peregrine Road
Littlehampton
BN17 6DT

PROPOSAL: Single storey rear and side extension, re-roofing of existing side extension, replacement porch and removal of chimney.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey rear and side wrap around extension, to re-roof the existing side extension, replace the existing porch and remove a chimney.

RELEVANT SITE HISTORY

LU/336/05/	Extension and garage conversion to form annexe	ApproveConditionally 09-01-06

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)

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 key Development Plan policies of relevance to this application are D DM1 & D DM4 of the Arun Local Plan (ALP). There are no policies of relevance within the Littlehampton Neighbourhood Development Plan (LNP).

Section M of the Arun Design Guide is also of relevance.

DESIGN AND VISUAL AMENITY
The proposal includes a single storey rear and side wrap around extension with a flat roof with pitched eaves. This extension would replace and existing conservatory and would extend approx. 4.2m off of the rear elevation, and 3.9m off of the east (side) elevation. The proposals would be a significant increase in ground floor area and overall footprint, but they would clearly read as visually subservient and integrated additions owing to their scale and use of matching materials.

The proposed front porch is of a limited scale, a replacement, and a visual enhancement of the front elevation, as is the proposed re-roofing to the west side of the dwelling.

Overall, the proposal is of an acceptable visual design and would result in an overall visual enhancement of the front elevation. Many dwellings in the locality feature side garages, some being enlarged. The proposal would not unduly disrupt the established spatial character of the area.

The proposal is in accordance with policies D DM1 & D DM4 of the ALP.

NEIGHBOURING RESIDENTIAL AMENITY
The eastern (side) component of the proposed extensions would remain separated from the immediate neighbour dwelling (No. 23) by approx. 6m, and a large outbuilding is also situated within the grounds of No. 23 between the dwelling and the proposed extensions. The proposed re-roofing of the existing single storey side annexe would result in a slight height increase at the shared west site boundary. The existing built form connects directly to the neighbours (No. 19) side garage which is not particularly susceptible to adverse impacts of residential amenity and acts as a physical buffer and separation from the side elevation of No. 19. There are no intersections of neighbouring 45-degree sightlines or light accessibility lines in accordance with Section M of the Arun Design Guide.

Owing to the scale, siting, and spatial relationship to other properties and built form, the proposals do not result in any significantly adverse impacts by way of overshadowing or overbearing on neighbouring properties.

The proposals do not include any new viewpoints above ground floor level and those proposed either look out to the front or rear amenity spaces and do not provide any harmful views. There are no significantly adverse impacts by way of overlooking associated with these proposals.

The proposal is in accordance with policies D DM1 & D DM4 of the ALP.

SUMMARY
The proposal is in accordance with relevant Development Plan policies and as such, it 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

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:

- Location Plan (ID: CM-00926189).
- Plans As Proposed 3113/01/03.
- Elevations As Proposed 3113/01/04.
- Block Plan 3113/01/07.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 & D DM4.

3 The materials and finishes of the external walls and roof(s) of the extension(s) hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 & D DM4.

4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.