

**PLANNING APPLICATION REPORT**

**REF NO:** LU/3/11/

**LOCATION:** Berry House  
Berry Lane  
Littlehampton

**PROPOSAL:** Minor amendments to LU/44/10. Rear extension. Garden store. New entrance drive and crossover

**SITE AND SURROUNDINGS**

**DESCRIPTION OF APPLICATION**

The proposal follows LU/44/10 which involves two-storey extensions to the side and rear with a single-storey garage attached to the side extension.

The current proposal has revised the scheme, the two-storey side and rear extensions and garage remain as approved, although with an amended window configuration. However, an additional two-storey extension is proposed for the rear, connected to the approved two-storey extension by way of a single-storey flat roof extension. This two-storey extension measures approximately 5.8 metres in width by 3 metres in depth and 7.5 metres in height.

In addition, the application includes provision of an outbuilding in the north-west corner of the garden which measures 4 metres in width by 3.7 metres in depth and 3.6 metres in height.

The application also seeks permission for a dropped kerb access to be formed on the western side of the site frontage, to be used in conjunction with the existing dropped kerb.

**SITE AREA**

Approximately 1200 square metres.

**RESIDENTIAL DEVELOPMENT DEN**

N/A

**TOPOGRAPHY**

Predominantly flat.

**TREES**

There are two protected trees, covered by LU/TPO/3/73 on the site, an Austrian Pine which is positioned on the northern site boundary and a Copper Beech to the front of the dwelling. There are also a number of mature trees on the rear boundary which are not protected. The proposed works would not impact upon any of these trees.

**BOUNDARY TREATMENT**

The boundary treatment to the front is marked by a brick

wall which is approximately 1.7 metres. Retrospective permission is being sought for this feature. To the rear and sides there is approximately 1.8 metre high timber fencing which is often fronted by similar height hedging and taller trees. The rear boundary is also lined by mature trees that are approximately 12 metres in height.

#### SITE CHARACTERISTICS

The site is occupied by a detached two storey dwelling which has red/brown brick elevations and a tiled gable roof. There is various construction work currently underway at the site. It should be noted that there is extant permission for extensions and alterations to the original dwelling.

#### CHARACTER OF LOCALITY

The site is located alongside a Class C road which is characterised by detached, two storey residential dwellings that are set well back from the road. The road is tree lined in places and this provides screening to development.

#### RELEVANT SITE HISTORY

|               |                                                                                                                                                                                        |                            |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| LU/252/09/    | Install black iron railings to existing garden wall, demolish existing garage, construct new attached garage, two storey side and rear extension                                       | Refused<br>24-11-2009      |
| LU/44/10/     | Install black iron railings to existing garden wall, demolish existing garage, construct new attached garage, construct two storey side and rear extension, resubmission of LU/252/09. | Approve Cond<br>30-03-2010 |
| LU/312/10/NMA | Application for a non-material amendment following a grant of planning permission LU/44/10/ for an alteration to north elevations fenestration                                         | Approve<br>18-10-2010      |

#### REPRESENTATIONS

##### Representations received:

Littlehampton Town Council

LITTLEHAMPTON TOWN COUNCIL:

Objection. Overdevelopment of the site. Excessive bulk and scale.

##### Comments on Representations received:

Noted. The dwelling is situated on a large plot and, although the proposal does significantly increase the size of the dwelling, it is considered that the resultant building would be of an acceptable scale for a plot of this size. It should also be noted that the two-storey side extension and one of the rear extensions have already been deemed acceptable under

planning application LU/44/10.

## CONSULTATIONS

WSCC Local Development Divis.

### Consultations responses received:

It appears the property is proposing an in and out access arrangement. This arrangement is unlikely to obtain a licence from the area engineer. In urban areas it is our policy to now limit access to one per property. This is because each access takes away a parking space and in most cases, the distance between the two accesses is too small to allow parking between them. Therefore the whole property frontage would be devoid of on-street spaces. If other residents along Berry Lane followed lots of on-street parking would be lost. An "in and out" access is an inefficient way of providing car spaces on a forecourt. There is sometimes a reluctance to park more than one car on such an arrangement as one car may block the other. If more than one car uses this arrangement, there is no benefit since they can't drive "in and out" without reversing. Often more cars can be accommodated with one wide access widened to a maximum of 6.3 metres.

### Comments on Consultation responses:

Comments noted. Given the width of Berry Lane, the frequency of traffic and the fact that there appears to be more than adequate space for on-street parking it is considered that an in and out access would be acceptable. The applicant requested a site visit from County Highways, which was also attended by the case officer, and an informal indication was received that the advice above would be retracted although official confirmation of this is yet to be received.

## POLICY CONTEXT

Designation applicable to site:  
Within Built-Up Area  
Class C Road

### DEVELOPMENT PLAN POLICIES

|                           |                       |                                              |
|---------------------------|-----------------------|----------------------------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary                       |
|                           | <a href="#">GEN7</a>  | The Form of New Development                  |
|                           | <a href="#">DEV19</a> | Extensions to existing residential buildings |

### PLANNING POLICY GUIDANCE

|      |                                    |
|------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
|------|------------------------------------|

## POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

## 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 conflict with relevant Development Plan policies in that the cumulative impact of the proposed two-storey extensions to the side and rear of the original dwelling would be such that they do not appear visually subservient towards it and the proposal

therefore conflicts with Policy DEV19 of the Arun District Local Plan.

#### **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**

The proposal contains a number of elements. The provision of a detached outbuilding towards the rear of the site is considered to be acceptable due to its modest scale and the screening offered by existing site boundary treatment. The proposed site access is also considered to be acceptable in this location.

However, the proposal includes extensions to the side and rear approved under planning application LU/44/10 with the addition of a further two-storey extension to the rear. The extant permission for extensions to the dwelling is considered to represent the upper limits of the level of development that would be acceptable at the site, given that they will result in a substantial increase in the size of the original dwelling.

It is considered that the provision of a further two-storey extension to the rear of the dwelling would be overly dominant, the impact being that the entire northern and western elevations of the existing building would be removed, the cumulative effect of two-storey extensions to the side and rear of the existing dwelling is considered to substantially alter the appearance of the original dwelling on a scale that is not subservient. This form of extension is actively discouraged by Arun District Local Plan Policy DEV19 criterion (i) and (ii) in which it is instructed that, amongst other considerations, a residential extension is required to relate sympathetically towards the existing dwelling in terms of scale and to appear visually subservient towards it.

It is therefore recommended that the application is refused for the following reason.

#### **RECOMMENDATION**

##### **REFUSE**

- 1 The cumulative impact of the proposed two-storey side and rear extensions by reason of their overall footprint would not demonstrate visual subservience towards the existing dwelling and would overwhelm it, substantially altering its character and appearance. The proposal is therefore in conflict with Policy DEV19 of the Arun District Local Plan.