

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

REF NO: LU/403/21/HH

LOCATION: 16 Harebell Close
Littlehampton
BN17 6WE

PROPOSAL: Conversion of loft to habitable use including the installation of 1 x rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION New roof dormer to rear elevation to enable the conversion of loft for bedroom. The dormer extension will measure approximately 6.8m in length by 2.3m in depth.

REPRESENTATIONS

Littlehampton Town Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary (BUAB)
TPOs

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)

Littlehampton Neighbourhood Plan 2014 Policy 1	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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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.

Arun recently adopted a Design Guide which provides guidance that will help raise design standards. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

Policy 1 of the Littlehampton Neighbourhood Development Plan states 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 in the built up area boundary. The site is within the BUAB.

DESIGN AND VISUAL AMENITY

It is proposed to convert the loft space to form an additional bedroom including the construction of a new rear dormer and 3x rooflights to the front elevation.

The dormer will be built with materials which match those found on the building, to a scale appropriate when compare to the building and is seen under design guidance as an effective use of the plot.

The dormer will not compromise the spatial character of the area as the property will remain a good-sized family home of a appropriately sized plot.

The dormer will face south, towards Worthing Road, but set back approximately 40m from the highway and behind dense, mature tree coverage. It will not be visible from the primary route from Rustington to Littlehampton. The position of the house is such that it has a footpath running along its eastern boundary and a footpath running adjacent to its southern boundary(set back from the main road). This allows views of the rear of the house by pedestrians, from these positions the dormer will be highly visible. Given its good visual integration by means of appropriate scale and material choice, as retention/reinstatement of features such as the eaves line will occur and as the extension will be wholly located in the existing footprint of the building it will be subservient to the dwelling and in keeping with the immediate area.

In terms of high quality design and good visual integration the dormer complies with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The dormer is set wholly in the existing footprint of the building, which is in turn set behind the line of the rear elevation created by its only neighbouring building. An existing pitched roof garage is between the

bulk of No16 and its neighbour to the east, this garage is behind and to the side of No16 and runs adjacent to the flank walk of No 15. This gives an additional buffer zone to lessen any potential impact from the dormer extension. As such the dormer will not be overbearing nor overshadow the neighbour to the west.

In terms of overlooking all fenestration faces south, with views over the private rear amenity space. Views towards the east will be blocked by the presence of the rear/side garage of No 16. With first floor windows already present to this elevation, no new views which could cause a negative impact from overlooking will occur.

It is considered by means of not being overbearing, overshadowing or overlooking that the proposed dormer complies with policies D DM4 and D DM1 of the Arun Local Plan and Part M of the Arun Design Guide.

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 ;

- Location and Block Plan P3_V3
- Loft Plan P 2a
- Elevations P4
- Elevations P5
- 3D Views P6-P9

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 3 The materials and finishes of the dormer hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 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.