

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

REF NO: LU/47/21/HH

LOCATION: 2 Iris Close
Littlehampton
BN17 6UZ

PROPOSAL: Single story rear extension & garage conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to planning consent to erect a single storey ground floor extension and garage conversion following existing conservatory. The application site is a two storey residential dwelling and it is located on the Iris Close.

The extension would extend along the width of the rear dwelling but it would be set in approx. by 0.5m from the southern boundary. The dimensions of the proposed extension are 3.45m in depth (approx), 7.51m wide and 2.68m high with flat roof. on the northern boundary the extension would incorporate existing garage to form study area.

The materials of the proposed extension would match the host dwelling.

REPRESENTATIONS

No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

No objection from Town Council.

POLICY CONTEXT

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
TSP1	T SP1 Transport and Development

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The principle of the development is considered to be acceptable and aligned with the adopted planning policies.

DESIGN AND VISUAL AMENITY

The proposal will be to the rear at the east elevation. The proposal will not be visible at the street scene due to its single storey and rear nature. The development has a maximum height 2.68m and the external finishing would match the host dwelling.

The internal alterations to the garage has been proposed and existing garage door would be removed; the window would be inserted and brick wall would be erected. The changes to the front elevation would match the host dwelling. The extension and alterations would be in keeping with external appearance of the host dwelling.

RESIDENTIAL AMENITY

The extension is approx. 3.48m in depth and 2.68m high. The Arun Design guide at Part M supports the single storey rear extension up to 3.3m maximum to prevent loss of light into neighbouring windows. In this case the extension would measure 3.45m in depth and additional 15cm is not considered to materially alter the situation. The single storey ground floor extension does not appear to have a significant impact on neighbouring property No 3 Iris Close due to its size and scale; as the dimensions of the extension in situ 3.24m in depth and 2.46m high at eaves levels; the extension's moderate increase in height and depth does not warrant refusal. Based on the 45 degree rule which is good guide for single storey rear extensions does not appear that there will loss of light to neighbouring windows. Also no 3 Iris close contains single storey extension within the residential curtilage; therefore the impact of the proposed development would not be significant.

With regard to potential for loss of privacy there are no openings proposed that provide any overlooking into neighbouring properties. There are no windows or doors at the north or south. Overall the proposed extension is not considered to have detrimental impact on the adjoining properties in terms of loss of light, overlooking or overshadowing.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and as such accords with the relevant policy.

PARKING

The conversion of the garage has been proposed into study. As per the Arun SDP for parking standard refers to the provisions of 2 parking spaces for 1-3 bedroom dwelling. However the parking standards SPD requires (6x3) dimensions for garage. In this case the dimensions of the garage are below this specification mentioned in the SPD. The front driveway could facilitate off street parking. In this case the proposal does not warrant refusal.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 & Block Plan A05
Proposed Elevations A04
Proposed Floor plans

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 **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.