

Recommendation Report for Planning Permission

REF NO: LU/4/15/PL

LOCATION: 18 Belloc Road
Littlehampton

PROPOSAL: Conversion of existing house into 2 No. self-contained houses

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposal is for the formation of two new dwellings (one 3 bedroom and one 2 bedroom) by way of converting the extension previously approved under LU/332/13 which is 8.7 metres from the original western elevation of 18 Belloc Road with a width of approximately 9.35 metres. Roof top height is approximately 8.1 metres.

SITE AREA

Approximately 475 square metres

RESIDENTIAL DEVELOPMENT DENSITY (NET)

Approximately 42 dwellings per hectare

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Southern boundary marked by approximately 2 metre high concrete wall. Eastern and western (side) boundaries marked by approximately 1.8 metre high timber close boarded fencing. Low brick wall end hedging to site frontage with wide opening for vehicular access.

SITE CHARACTERISTICS

The site is occupied by an end of terrace two-storey dwelling which has been renovated and extended. External elevations are finished in red brick. The roof is tiled and hipped with a catslide on the western slope. A flat roof dormer has been installed within the catslide slope. A single-storey hipped roof extension has been added to the side (western) elevation

CHARACTER OF LOCALITY

The site is located at the juncture between two residential roads that serve fairly high density residential development consisting, predominantly, of terraced and semi-detached two-storey dwellings. Buildings are set back from the road and there are grass verges

bordering frontages and helping to engender a sense of spaciousness within the surrounding environment.

RELEVANT SITE HISTORY

LU/255/13/	Alteration to existing house and erection of 2 No. new three bedroom terraced houses	Refused 07-11-2013
LU/332/13/	Alterations to existing house to form attic bedroom, erection of new terraced dwelling house on part of plot. Re-Submission following LU/255/13/.	ApproveConditionally 28-01-2014
LU/94/14/PL	Alterations to approved house to convert into 2 No dwellings (resubmission following LU/332/13/)	Refused 04-06-2014

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No Objection

One letter of support - There is adequate on site parking for both properties and a large public open space opposite which reduces the incidence of car parking in Belloc Road. The room sizes indicate there are only minimal discrepancies between the figures in the Local Plan and those provided on site. The below standard rear garden to the 3 bedroom unit benefits from the large open space opposite the site. these dwellings contribute to a mix of housing stock in a sustainable location.

Comments on Representations received:

Agreed

CONSULTATIONS

Economic Regeneration

Engineering Services Manager

Engineers (Fluvial Flooding)

Environmental Health

WSCC Strategic Planning

Consultations responses received:

ENGINEERS - No comment

COUNTY HIGHWAYS - The site is recognised as having a permitted residential use. In considering the conversion the potential vehicle movements from the permitted use is a material consideration. In light of the scale of the permitted and proposed development, it is not considered that traffic generation would significantly vary between the two. It is not considered that this proposal could be resisted on the basis of traffic generation. A condition regarding cycle parking should be imposed.

ECONOMIC REGENERATION - No comment

ENVIRONMENTAL HEALTH - No Objection

Comments on Consultation responses:

- comments noted. The bike storage is already constructed.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN7](#) The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton. there are no specific policies in Littlehampton Neighbourhood Plan relating to this type of development.

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.

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 site is located within the built-up area and 18 Belloc Road occupied a substantially larger plot than is common within the surrounding area. The development would represent an efficient use of land to provide additional housing within a sustainable location. Indeed permission has previously been granted under LU/332/13 to extend the dwelling to create an additional end of terrace 4 bedroom house.

The overall footprint of the proposal and design of the extension has been accepted. It is the issue of subdivision of the approved dwelling into two units that forms the consideration of this application. The proposal also has a hipped roof which is more in keeping in the street scene than the gabled roof approved under LU/332/13.

Taking into account the open space opposite it is considered that the plot does not have the capacity to accommodate two new dwellings without having an unacceptable impact on the character of the immediate locality. The built form has been approved so it is only plot size that can be considered.

The proposal does not comply fully with the internal and external space standards policies DDM1 and DDM3. With regard to external space the rear garden length should be 10m. Unit A (3 bedroom) is 8m at its longest point and unit B (2 bedroom) is 7.3m at its longest point. In terms of area, a 3 bedroom terraced property should have a rear garden area of 65 sq metres, Unit A has an area of 30.4 sq m and the 2 bedroom terrace has an area of 40.sq and the minimum requirement is 50 sq metres. Both rear garden areas are therefore below the standards for area

and length, but open space is located opposite the site.

The internal space standards ensure that room sizes are appropriate to meet the requirements of all occupants and their changing needs. Both units meet the overall essential general internal floor areas set out in the Emerging Local Plan. Both have kitchen areas of 6.4 sq m below the requirement of 7.5sq m, The 2 bedroom unit(B) has does not have a double bedroom with a floor area of 12sq m and both units have bathrooms of 3 sq m, below the requirement of 4.4sq m. However these shortfalls are considered acceptable.

It is not considered that the proposal will result in any unacceptable degradation in the amenities of neighbouring residents. The new dwellings will not encroach within close proximity of neighbouring residents where they will have the potential to cause undue levels of overshadowing or appear overbearing. Views from new windows will be similar to those offered from windows of existing dwellings on the terrace with all windows being a sufficient distance from neighbouring properties to prevent intrusive or oppressive levels of overlooking. With the exception of the rear dormer windows the window positions are all as previously approved.

The parking provision has been increased since the previous application and is now considered adequate

It is therefore recommended that the application is approved subject to the following 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(the right to respect t for 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 neutral 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).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans AW-18Bel-Roff, Street A3-03, aw-18Bel-GenPln a3-04, AW-18Bel-GenPln 2 Dwell A3-01 and AW-18Bel-ParkRefuse A3-04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 2 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.