

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

REF NO: LU/62/12/

LOCATION: 43 Holly Drive
Littlehampton

PROPOSAL: Erection of a single storey pitched roof extension to the front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGROPHHY	Site slopes upwards from highway.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging enclosing front and side boundaries, to a height of approximately 3 metres.
SITE CHARACTERISTICS	Detached single storey dwelling, set back from the highway. Red brick and render elevations and gable pantiled roof. Flat roof garage to side elevation with car port forward. Gable projection forward of dwelling extending above the existing roof line.
CHARACTER OF LOCALITY	Residential, mix of 1 and 2 storey properties. Open, soft landscaped appearance to the street scene.

RELEVANT SITE HISTORY

LU/167/98/	Additional bedroom with shower, WC & wash basin	Approve Conditionally 28-08-1998
LU/454/77	New car port to front of existing garage	Approve Conditionally 14-12-1977

REPRESENTATIONS

Representations received:

Littlehampton Town Council
No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Economic Regeneration

Consultations responses received:

None

Comments on Consultation responses:

POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[DEV19](#)

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

PLANNING

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

PLANNING

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 application seeks permission for a front and side extension to the existing dwelling to form further living accommodation and a new garage. The street scene has an open and spacious appearance with soft landscaping noted to front boundaries and wide grass verges.

The proposed additions being to the principle elevation of the dwelling means that they would be readily visible within the street scene. Whilst this is the case, the gable projection proposed would match in height and appearance, that of the existing forward projection and therefore would not detract from the appearance of the dwelling. This together with the property having a large front

garden with the dwelling being set back from the highway means that it would not appear obtrusive or prominent within the street scene.

Although the addition does extend up to the eastern boundary shared with 45 Holly Drive the impact upon neighbouring amenity is also considered to be acceptable. The additions would mirror the flank wall of No.45 which is a two storey property, and therefore would have no impact upon the private amenity currently enjoyed by the occupants of this property.

In the absence of any undue loss of visual or residential amenity, it is recommended that the application be 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 (right to respect 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 a neutral impact has 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 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:

1:1250 Plan; 1:500 Plan;

Drawing Numbers: 43HollyDrive/CB/01 (Existing and Proposed Plans); 43HollyDrive/CB/01 (Existing and Proposed South Elevation); 43HollyDrive/CB/01 (Existing and Proposed North Elevation); 43HollyDrive/CB/01 (Existing and Proposed East Elevation) and 43HollyDrive/CB/01 (Existing and Proposed West Elevation).

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

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, DEV19

NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.