

PLANNING APPLICATION REPORT

REF NO: LU/68/11/

LOCATION: 72 South Terrace
Littlehampton

PROPOSAL: Single storey rear extension to ground floor flat.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for a single-storey rear extension measuring approximately 4.5 metres in width by 8.3 metres at its greatest length and 4.1 metres to roof ridge height. The application originally involved the formation of an additional ground floor residential flat within the proposed extension, however, this feature has been subsequently removed following objections from the Environment Agency of flood risk grounds.
SITE AREA	Approximately 225 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The rear amenity space is enclosed by approximately 1.5 metre high walling.
SITE CHARACTERISTICS	The site is occupied by a mid terrace three-storey building, which has additional basement accommodation. There are successive three-storey and single-storey extensions to the rear where there is also a walled amenity space. The building has been subdivided into a number of residential flats. The building is identified as one of special character within the Arun District Local Plan.
CHARACTER OF LOCALITY	The site is located on a coastal road that is lined, on the northern side, by terraces of three-storey buildings, the bulk of which have been subdivided into flats or are being used for tourist accommodation. The southern side of the road is flanked by open space that leads down towards the promenade and beach. All buildings feature single-storey elements to the rear and back onto an access path which is also a public footpath. This section of South Terrace is identified as an Area of Special Character due to its distinctive, formal layout.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection. Loss of amenity space and overdevelopment of the site.

One letter of representation: Permission recently granted for an extension to 71 South Terrace so it would seem likely that other applications will follow. The back gardens are all served by a pathway and we are concerned that building work will cause heavy use of the twitten and may cause some deterioration to the pathway. Some properties can only be accessed from this pathway. Could there be some co-operation to maintain safe access along the twitten at all times. Notify and make arrangements with residents if there are essential closures and ensure there is no permanent damage to the quality of this right of way.

Comments on Representations received:

Noted.

RESPONSE TO TOWN COUNCIL: Although it is accepted that the proposed extension will be built on existing amenity space and that the resultant area will be fairly small, the central location of the development means that there is adequate access to large areas of public amenity space nearby. The proposal is in keeping with similar development that has been granted planning permission at nearby properties, including at the adjacent property, No. 71 South Terrace.

RESPONSE TO LETTER: The twitten is a public footpath and is the responsibility of West Sussex County Council. Any closure of the highway would require a license to be granted by West Sussex County Council.

CONSULTATIONS

Consultations responses received:

ENVIRONMENT AGENCY: Object due to the absence of an acceptable Flood Risk Assessment.

Comments on Consultation responses:

Noted. This response was based on the original proposal which involved the formation of separate residential accommodation. Since that time, the applicant has altered the application to be purely an extension to an existing flat and the Flood Risk Assessment provided is sufficient for a development of this nature.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Flood Zone 3

Area of Special Character

Building of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[GEN10](#)

[GEN22](#)

Built-up Area Boundary

The Form of New Development

Tidal Flooding and Coastal Defence

Buildings or Structures of Character

[AREA1](#)
[DEV19](#)

Areas of Special Character
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1
PPS25

Delivering Sustainable Development
Development and Flood Risk

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 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

PRINCIPLE:

The site is located within the built-up area where the principle of development is deemed to be acceptable, subject to it satisfying relevant planning policies or there being material reasons why it can conflict with a policy. In this instance the main policy considerations would be the impact on the character and appearance of the surrounding area and the amenities of neighbouring residents.

Special consideration will be given towards the impact the proposed extension would have on the character and appearance of the building itself as it has been identified as possessing special character. Impact upon the character and appearance of the surrounding area will also be considered with more rigour as it forms an identified Area of Special Character.

CHARACTER & APPEARANCE:

The single-storey extension will be positioned to the rear of the existing building and will therefore not impact upon the appearance of the distinctive frontage provided by the terraced buildings that line South Terrace and face towards the sea as it will be screened from view by the building itself as well as neighbouring buildings.

DESIGN & SCALE:

The extension is modestly sized. particularly when visualised in context with the large original building. Further, the gable end design of the proposal reflects that of the existing three-storey rear extension and the single-storey height continues the current pattern of stepping down of the height of extensions to the rear of the building. It is therefore considered that the proposed extension will achieve strong visual integration and will respond to the original features of this Building of Special Character.

RESIDENTIAL AMENITIES:

The proposed extension is a low-profile single-storey structure, with roof slopes pitching away from boundaries with adjoining properties and it is considered that this will prevent it from bringing about undue overshadowing towards neighbouring properties, nor would the extension appear overbearing. Further, outward views from windows and doors at ground floor level towards neighbouring properties will be interrupted by existing site boundary treatment and accompanying section plans show that the proposed roof lights will be at a height and angle that will prevent them from offering clear views towards neighbouring properties, preventing loss of privacy.

The amenity space retained for occupiers of the building itself is considered to be sufficient given the central location of the site and the adequate provision of public open space nearby.

FLOOD RISK:

The site is located within Flood-Zone 3 and therefore is at risk from flooding. A Flood Risk Assessment (FRA) has been submitted with the application which states that floor levels of the proposed extension will be set at least as high as that of the existing building and flood proofing measures will be incorporated where appropriate. It is considered that this demonstrates that acceptable steps are being taken to reduce the risk and impact of flooding within the proposed extension. A condition will be attached to any given approval to ensure these measures are carried out.

SUMMARY:

It is considered that the proposal satisfies relevant planning policies in that it would not be detrimental towards the character and appearance of the surrounding area, would integrate effectively with the existing building, would not be harmful towards the amenities of neighbouring residents and would improve the quality of the existing guest house.

It is therefore recommended that the application is approved, subject to the following conditions.

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:-

10097/01;
10097/02A;

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 development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than existing levels.

Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with policies GEN7 and GEN11 of the Arun District Local Plan.

- 4 The extension hereby permitted shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings and because an additional dwelling on the site would not be acceptable without a Flood Risk Assessment being completed.

- 5 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: GEN2, GEN7, GEN10, GEN22, DEV19, AREA1

NATIONAL POLICIES: PPS1, PPS25

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