

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

REF NO: LU/68/19/HH

LOCATION: 1 Northway Road
Littlehampton
BN17 7JX

PROPOSAL: Demolition of existing garage & erection of a two storey side & rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to demolition of existing garage & erection of a two storey side & rear extensions. The extension would measure 3.4m wide, to a full depth of Neighbouring no.2 Northway Road. This would be to an overall depth of approx12.2m. The eaves height would match the existing, with a pitch height extending the existing roof pitch finished with a barn hip. The extension would be finished in materials to match the existing dwelling. The rear roof depth would be provided be creating a double valley.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Littlehampton Town Council provided no objection

NO objection raised by Parish Cllr who visited the site on the 27th March to have a look prior to the Town Councils Planning and Transportation Committee when he could not see any planning notice on display in the vicinity.

The comments of the local area Councillor are noted. The officers site visit and assessment was completed 9th April some days after the councillors earlier visit. Site notices were erected at the site on 9th April 2019.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

SDSP2	SD SP2 Built-up Area Boundary
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

[Littlehampton Neighbourhood Plan 2014 Policy 1](#) The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2 A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development would be located within the existing urban area and would be acceptable in principle in accordance with policy SD SP1 of the Arun Local Plan and Policies 1 and 2 of the Littlehampton Neighbourhood Plan subject to other relevant policies in the Local Development Plan which in this case is policy D DM1 Aspects of form and design quality and D DM4 - Extension and alterations to existing buildings of Arun Local Plan. The key issues are design and residential amenity.

The site is occupied by a two storey semi-detached dwelling set back from the road by a hardstanding area this has an open aspect with the road. The western boundary is occupied by a close boarded fence abutting a piece of open scrubland .

The host dwelling forms part of a linear form of semidetached residential properties of a similar scale and design. The proposal would allow for two further 1st floor bedrooms and family room/ kitchen and study accommodation to the ground floor.

DESIGN AND VISUAL AMENITY

Although the proposed development is situated to side of the principle elevation of the dwelling by virtue of its scale and design would be proportionate to the existing dwelling without detracting significantly from the street scene setting. The depth of the addition is not considered to encroach into the garden as to detract from the character and setting to its detriment.

The proposed rear extension is therefore not considered to give rise to any adverse impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun District Local Plan.

RESIDENTIAL AMENITY

By virtue of the size, scale and position the proposed extension is not considered to give rise to any overlooking, overshadowing or overbearing impacts upon the residential amenity to no.2 Northway and nor any impact to the land to the west which is occupied scrub land. As such the development is in accordance with DDM1 and DDM4 of the Arun District Local Plan.

PARKING

The site is located in a sustainable location, the location plan highlights an area of lane forward of the principle elevation that comfortably provides parking for the host dwelling up to 4 cars plus the road way

is unrestricted. The Officers therefore consider adequate parking is available to aid the development.

SUMMARY

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

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 Plan & site plan/block plan 18/4558/1
 - Existing ground floor & elevations 18/4558/2
 - Proposed ground floor & elevations 18/4558/3
 - Proposed side elevations & cross section 18/4558/4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District 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.