

Recommendation Report for Planning Permission

REF NO: LU/72/21/PL

LOCATION: Ground Floor Flat
2A Parkside Avenue
Littlehampton
BN17 6BG

PROPOSAL: Single storey infill side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks a small infill side extension to a ground floor flat, measuring approximately 2m in width by 3.4m in length.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the development.
BOUNDARY TREATMENT	Low brick wall and fence, unaffected by this application.
SITE CHARACTERISTICS	Detached property, sub divided into two flats, at ground and first floor level, sharing a single entrance. To the north and south a residential properties to the west is a garage.
CHARACTER OF LOCALITY	Residential, two-storey detached and semi-detached properties.

RELEVANT SITE HISTORY

LU/471/73	Removal Of Existing Lean To Replaced By 2 Storey Extension	Withdrawn 10-12-73
-----------	--	-----------------------

History noted.

REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATION RESPONSES RECEIVED:

Parish Council - No Objection

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

None

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

No policies from the Littlehampton neighbourhood plan are of relevance to this application.

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 doesn't negatively impact on neighbouring properties or the locality.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the infill side extension should also be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

The infill extension is to be located between an existing single storey extension serving a bathroom and to the rear of the garage.

The extension will provide an additional bathroom to the ground floor flat. The extension is of an appropriate size for its intended use. The eaves line of the extension will be a continuation of the existing flat roof single storey extension. The extension is to be built of materials which match those on site.

A small portion of the roof of the extension will be visible from the street however this is insignificant, and the extension will be subservient to the dwelling and not detrimental to the streetscape. The space around the building will be similar to that currently present in the surrounding area.

With regards to the design and visual amenity, the proposal is not deemed to adversely impact the existing house in accordance with DDM1 and DDM4 of the Arun Local Plan and the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

In terms of overshadowing and overbearing, the proposed extension is considered not to impact on neighbouring properties. The proposed extension will encroach on the gap between the property and its boundaries but no further than the existing garage does already. The extension will be located adjacent to the flank wall of the neighbouring property, however as a single storey addition it is considered not to negatively impact on their amenity space.

The extension has ground floor windows facing in a southerly direction, towards the side access routes between two properties. The neighbouring property has one window which faces the site in a northerly direction, it is obscure glazed. The windows on the south elevation do not have a harmful affect on the southern neighbour at No. 2 Parkside Avenue, due to them being located at ground floor level.

By virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The development is deemed to accord with the 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.

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;
- 2apar/LIW/001 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.
- 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.