

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

REF NO: LU/94/20/HH

LOCATION: 3 Solent Close
Littlehampton
BN17 6SQ

PROPOSAL: Convert existing garage to play room and utility room and extend bedrooms above garage at first floor level.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert a first floor extension above an existing garage and convert the garage into habitable accommodation.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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

[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 key policies considered are D DM1 and D DM4 of the Arun Local Plan. Littlehampton has a Neighbourhood Plan with policy 1 and 2 of relevance. The proposal complies with these policies.

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.

Policy 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant policies in the Neighbourhood Plan. It goes on to set out circumstances where an applications conflict with Policy 1 would be acceptable.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development within the built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal will alter the appearance of the dwelling with the addition of a first floor to the side elevation.

The dwelling is situated in a cul de sac with properties of similar design and style however many of these have a first floor addition similar to that proposed and as such the dwelling is not considered to appear out of character.

The development appears subservient to the host dwelling due to the scale and design of the proposal, meeting with the ridge height of the dwelling.

The existing garage will also be converted to form a habitable room. This will involve the replacement of the garage door with a window, however again there is an example of this within the street scene.

The materials will match existing ensuring it appears well integrated.

The proposed development is not deemed to adversely impact upon the spatial pattern or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing attached garage is located to the southern elevation. The first floor will sit above this, retaining the existing width at around 3m. This will run along the full side, meeting with the rear elevation. The existing garage has a pitched roof and this will increase around 2.3m in height to match that of the ridge height of the host dwelling.

Due to the siting of the property, this angles away from the neighbouring property to the south and as such is not considered to appear adversely overbearing or overshadowing retaining between 1m and 4.8m to the boundary.

There are no windows proposed to the side elevation, however there are additional windows to the front

and rear first floor addition. The front facing windows will overlook the street scene and with 11.8m retained to the rear, with planting in place and due to the siting of the addition it is not deemed to give rise to overlooking to neighbouring amenity which cannot already be achieved.

The proposed development is not considered to result in an adverse impact upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Whilst the proposal will result in the loss of a parking space, there is sufficient space to the front for the parking around 1-2 cars and as such it is not considered to adversely impact upon the highway

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

- DPA-01 Rev 00

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun 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.