

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

REF NO: LU/97/18/HH

LOCATION: 4 Granville Road
Littlehampton
BN17 5JU

PROPOSAL: Single storey side & rear extensions & addition of 1/2 storey to existing annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to raise the roof of the existing annexe by 2 metres at the ridge and 2 metres at the eaves to add an extra floor for a family room with roof lights on the north elevation and a window in the gable. The annexe will then be 8.5 metres high to the ridge and 6.5 metres high to the eaves for a distance of 11 metres within 1 metre of the boundary. In addition a single storey side extension is proposed between the end of the annexe and the back of the garage with 3 roof lights and no other windows and the existing single storey rear extension on the other side of the annexe will be extended back to the same line as the annexe.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	On the front boundary there is by a 1.5 m flint and brick wall with mature hedging behind. There is a 1.8 m flint wall with small closed board fence above to bring total height to approximately 2m on each of the side boundaries. There are mature shrubs and trees within the rear garden screening views from the surrounding properties.
SITE CHARACTERISTICS	The site is occupied by a large semi-detached two storey Edwardian dwelling, with front and rear gardens comprising a mixture of lawn and mature trees. The rear garden is L shaped and wraps around behind the adjacent property. The application site has a large two storey annexe attached to the north-east of the existing property. There is an attached garage abutting the northern elevation and a single storey rear extension on the southern side of the annexe
CHARACTER OF LOCALITY	Granville Road is a residential road with large semi-detached and detached properties of various styles and designs on large plots. The property to the north of the application site has been recently redeveloped under LU/48/11 as a convalescent home. It is 3 stories high with a pitched roof. There are windows at first and second floor on the side elevation facing the application site and balconies on the first and second

floors at the rear.

RELEVANT SITE HISTORY

LU/93/86	Annexe For Elderly Relative	ApproveConditionally 09-07-86
LU/603/85	Proposed Annexe For Elderly Relatives	Refused 13-01-86
LU/139/13/	Proposed extension to rear of property (resubmission following LU/59/13)	ApproveConditionally 04-07-13
LU/59/13/	Proposed extensions to rear of property.	Withdrawn 30-04-13

Noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No objection

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Noted

POLICY CONTEXT

Within the Built Up Area.

DEVELOPMENT PLAN POLICESArun District Local Plan (2003):

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

Publication Version of the Local Plan (October 2014):

SD SP2	Built -Up Area Boundary
ENV DM1	Designated Sites of Biodiversity or Geological Imp
ENV DM4	Protection of Trees

<u>Littlehampton Neighbourhood Plan 2014 Policy 1</u>	The Presumption in Favour of Sustainable Development
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The Littlehampton Neighbourhood Plan has been made and the relevant policies have been considered in the determination of 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 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 size and scale of the proposed increased annexe does not appear excessive in the context of the taller host property (11.5 metres) and adjacent taller convalescent home and is considered to be subservient, and given the proposed use of similar materials will visually integrate with the existing house.. Given the annexe's set back location on the site, it is not considered that the proposal would have an unacceptable impact on the street scene, and would not be deleterious to the setting of the Area of Special Character.

There will be very little impact on the amenities of the adjacent property to the south - the other half of the semi detached pair - due to the orientation and high wall/fence on the boundary. A high level window is proposed in the south side of the single story and that will have a window-sill height of 1.8 m above ground level so will not result in overlooking or a loss of privacy.

The height of the flank wall facing the convalescent home would be increased by 2 metres which would bring it up to the level of the eaves of the existing annexe and the roof would add an extra 2 m in height, sloping away from the boundary. At the nearest point it would be 8 metres away from the rear elevation of the convalescent home. As the only additional windows are roof lights there would be little impact on the privacy of those properties. The distance is sufficient not to unreasonably affect the outlook, taking into account the existing height of the flank wall. A shadow analysis has been conducted which demonstrates that the increased height of the annexe barely affects the light to the adjacent flats. The slight rotation from the site being exactly East-West in orientation, means that during the winter months, the existing house casts a shadow over the flats and the increased height of the annexe makes no difference to the amenities of the adjacent properties. During the summer months, the sun being much higher again means the flats are unaffected.

As such the proposal complies with policies GEN7 and DEV19 of the Arun District Local Plan and

policies D DM1 and D DM4 of the emerging Arun Local Plan 2011-2031 and Policy 1 of the Littlehampton Neighbourhood Plan.

HUMAN RIGHTS ACT

FOR APPROVAL

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:1502.01; 1502.02; 1502.3;1502.4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

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

- 4 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.