

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

REF NO: CM/67/21/HH

LOCATION: 1 New Thatched Cottages
Climping Street
Littlehampton
BN17 5RJ

PROPOSAL: Rear extension and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Construction of rear flat roof extension measuring 5m in depth by 3.8m in width.

RELEVANT SITE HISTORY

PAA/116/21/ Single storey flat roof extension Approve Pre App
22-10-21

REPRESENTATIONS

Parish Council - No objection
- Subject to the condition that any materials & finishes used on the proposed extension are consistent with the current building materials & finishes.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Designation applicable to site:
2km buffer zone SSSI.
Outside built up area boundary.
Lidsey Treatment Catchment.

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

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, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

CPN11 of the Clymping Neighbourhood Development Plan relates to the quality of design of proposals and states that proposals must be of a high quality of design and protect and enhance local character as assessed by the Clymping Character Assessment. This proposal will not compromise the established character of the area.

DESIGN AND VISUAL AMENITY

It is proposed to remove a lean-to awning structure and replace with a single storey flat roof extension. The extension is deemed to be of an appropriate scale when compared to the dwelling house and has been attractively designed to utilise materials which match those currently found on the building.

The extension will not be seen from the street and will therefore have no impact on the streetscape, due to its appropriate size and scale it will be subservient to the host dwelling and will not compromise the spatial character of the area.

Having regard to the design and visual amenity, the proposal accords with D DM1 and D DM4(a) (b) of the Arun Local Plan and Part M Arun Design Guide.

RESIDENTIAL AMENITY

For rear extensions to demonstrate that they do not overbear or overshadow neighbouring properties, compliance with the 45-degree rule is advantageous. The proposed extension conflicts with this guidance in plan but meets the criteria when considering it in section. It is noted that an existing structure will be removed to make way for the extension and the neighbouring window serves a kitchen, as such

non compliance with part of this guidance does not warrant refusal.

The retention of a 10m rear garden space as per design guidance recommendations, although beneficial to proposed development, is not thought to be critical on this site as as it can be seen from the block plan that the property is afforded a large side garden.

In terms of overlooking, all proposed fenestration is located at ground floor level and faces towards the private amenity space of the host dwelling, where it is generally accepted that no negative impacts from overlooking will occur.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed 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;

- Proposed Plans and Elevations 20/4754/3
- Location and Site Plan 20/4754/1

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 Part M of 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.