

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

REF NO: LU/117/25/HH

LOCATION: 91 Wick Farm Road
Littlehampton
BN17 7HJ

PROPOSAL: Single storey rear extension and part side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The single storey rear extension would have a width of approximately 6.44m and a depth of approximately 3.6m. The part side extension (west) would be constructed to the rear of the existing garage. The proposal would have a width of approximately 1.97m and a depth of approximately 2.95m.

RELEVANT SITE HISTORY

LU/281/24/CLP	Lawful development certificate for the proposed use of an existing dwellinghouse as a children's home (C3B).	PP Not Required 15-01-25
LU/258/24/CLP	Lawful development certificate for a proposed loft conversion with rear dormer, part hip to gable and front roof lights.	PP Not Required 11-12-24

REPRESENTATIONS

Littlehampton Town Council - Objection on the basis of the proposals bulk and mass as an overdevelopment of the site and the adverse impact on the residential amenity of neighbours by reason of increased noise and overshadowing.

4 letters of objection:

- Separate applications submitted to ultimately change the use from a family home to a children's home.
- Decreased outside space in rear family garden.
- Reduced parking.
- Overshadowing into neighbour's rear garden.
- Increase in noise.
- Insufficient toilet facilities for the number of occupants.
- Loss of light to the rear downstairs living space of neighbour.
- Previous change of use application was for the existing footprint of the building.
- Front skylight.
- Weekend building disturbance.

Concerns regarding weekend building disturbance falls outside of the jurisdiction of planning and would need to be referred to Environmental Health if there was a noise nuisance.

Comments regarding the front rooflight (LU/258/24/CLP) and change of use (LU/281/24/CLP) cannot be considered under this application as they relate to separate consents.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

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)
ENVDM5	ENV DM5 Development and biodiversity

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS

BACKGROUND

The dwelling is currently used as a single dwellinghouse (Use Class C3). A Lawful Development Certificate (CLP) LU/258/24/CLP was issued for a proposed loft conversion with rear dormer, part hip to gable roof extension and front rooflights. The site visit for application LU/117/25/HH, confirmed from external viewing that construction of LU/258/24/CLP was substantially complete. The works pertaining to the loft conversion and associated roof works remain within the limitations and conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

A Lawful Development Certificate LU/281/24/CLP was issued for the proposed use of the C3(a) dwellinghouse as a children's home C3(b). It was evident from the site visit for LU/117/25/HH that substantial internal works were being undertaken and the dwelling was not currently entirely habitable as a single dwellinghouse. Written confirmation has been received confirming that the applicant is not seeking to implement the change of use permitted under LU/281/24/CLP and the property, including all approved and proposed extensions, would be used solely as a single residential household dwelling (Use Class C3(a)).

DESIGN AND VISUAL AMENITY

The site is a semi-detached dwelling. This application seeks planning permission for the construction of a single storey rear extension (north) elevation and part side extension (west) elevation.

The single storey rear extension would have a width of approximately 6.44m and a depth of approximately 3.6m. The extension would have a flat roof with an approximate height of 3m. Whilst the guidance depth outlined in the Arun Design Guide (ADG) is 3.3m it is acknowledged that the depth of the proposed extension would minimally exceed this guidance and that other dwellings within the vicinity have implemented extensions of a similar depth and scale. The proposed extension would not result in harm to the character of the dwelling.

The part side extension (west) would be set in from the existing garage. The proposal would have a width of approximately 1.97m and a depth of approximately 2.95m. The extension would have a flat roof with an approximate height of 2.96m. The proposed part side extension would comply with the guidance depth outlined within the ADG and would not result in harm to the character of the dwelling.

The extensions would be finished in brickwork to match the existing. Fenestration to the rear (north) would be white UPVC to match the existing. The use of matching materials ensures the extension integrates with the dwelling and preserves its character, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the ADG.

The single storey rear and part side extensions would not be visible from Wick Farm Road as the extensions would be sited to the north (rear) and side (west) of the dwelling, behind a garage, and are not harmful to the street scene. Both proposals would remain subservient and integrate appropriately with the dwelling.

Given the siting, size, scale, and design it would not cause demonstrable harm to visual amenity, character or appearance of the dwelling, street scene or wider area. The proposal is in accordance with ALP policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The single storey rear extension would abut the eastern boundary, adjacent to the neighbour's rear garden and approximately 2.18m from the western side boundary. The single storey rear extension would have a depth of approximately 3.6m. The extension would have a flat roof with an approximate height of 3m.

The depth of a rear extension would exceed the 3.3m depth guidance by 0.3m, as outlined within the ADG for semi-detached dwellings, however, given the flat roof form and height of the extension, that the depth would minimally exceed the guidance outlined within the ADG and the existing high boundary treatment along the eastern side boundary, the proposed rear extension would not result in significant overshadowing or overbearing impacts to the neighbour to the east.

The part side extension would be set in approximately 0.8m from the western side boundary at its narrowest point. Whilst the guidance width outlined in Part M of the ADG is 1m from side boundaries at ground floor, the part side extension would be infilling the area to the rear of an existing garage, which is set in approximately 0.9m from the boundary (west). The existing high boundary would be maintained. Given the spacing maintained between the proposed extension and the neighbour to the west, the proposed extension would not result in any overshadowing or overbearing impacts to the neighbour to the west.

Fenestration is proposed within the rear elevations of the rear and side extensions. This fenestration would have an outlook of the rear amenity space serving the dwelling and would not result in any overlooking. A high level window is proposed within the western flank elevation of the rear extension. Given the spacing maintained between the proposed window and the neighbour to the west, and that the window would be ground floor sited, the proposed window would not result in any overlooking.

The proposal would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking and is in accordance with ALP policies D DM1 and D DM4 and the ADG.

BIODIVERSITY

ALP policy ENV DM5 requires all developments to achieve a net gain in biodiversity. A Biodiversity Enhancement Statement accompanies this application; the part side extension (west) is replacing an existing hard-surfaced area so there is no loss of habitat. The proposed single storey rear extension (north) is partially replacing an existing hard-surfaced area and extending over a suburban garden and there is minimal loss of suburban garden habitat. A condition to secure enhancements is not required in this case.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 not CIL liable.

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 and Block Plans PL1.
Proposed Plans PL3.
Front and Rear Elevations PL4.
Side Elevations PL5.

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.