

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

REF NO: LU/131/26/HH

LOCATION: 31 Grove Crescent  
Littlehampton  
BN17 6AD

PROPOSAL: Single storey rear extension.

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| <b>SITE AND SURROUNDINGS</b> |
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DESCRIPTION OF APPLICATION      As above.

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| <b>REPRESENTATIONS</b> |
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Littlehampton Town Council - No objection.

1 letter of objection received from nearby occupier, summary of response:

- Development would increase on-street parking demands and result in loss of parking space currently used by 2 cars and 2 work vans.

**OFFICER COMMENTS ON REPRESENTATIONS**

Comments noted and addressed within the conclusions section.

**CONSULTATION RESPONSES RECEIVED:**

None.

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| <b>POLICY CONTEXT</b> |
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Built-Up Area Boundary.

2km Buffer for Site of Special Scientific Interest.

**DEVELOPMENT PLAN POLICIES**

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

|      |                                                              |
|------|--------------------------------------------------------------|
| DDM1 | D DM1 Aspects of form and design quality                     |
| DDM4 | D DM4 Extensions and alter to exist builds (res and non-res) |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                               |
|-------|-----------------------------------------------|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
| SPD11 | Arun Parking Standards 2020                   |

## CONCLUSIONS

### DESIGN AND VISUAL AMENITY

The application site comprises a semi-detached bungalow. Planning permission is sought for the erection of a single-storey rear extension.

The proposed extension would measure approximately 6.2m in depth and 4.5m in width and would adjoin the existing rear projection. It would feature a flat roof form with a maximum height of approximately 3m. External materials would comprise of white render to match the appearance of the host dwelling.

The proposed fenestration would consist of two white uPVC windows, designed to match the style and appearance of the existing windows within the host property.

The proposal would not comply with the guidance contained within the Arun Design Guide (ADG), which advises that extensions should generally not project more than 3.3m beyond the existing building line. The extension would be a substantial addition and would not be subservient to the host dwelling. However, the surrounding area is varied in terms of development, including extensions and outbuildings of comparable scale. In this context, the proposed development would not appear incongruous or out of character within its setting and would not result in demonstrable harm to visual amenity. Furthermore, a rear garden with a depth of 14m would be retained, in accordance with the ADG guidance, and as such, the proposal is acceptable in this instance.

The proposal would not result in demonstrable harm to the character or appearance of the dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

### RESIDENTIAL AMENITY

The proposed extension would be set in approximately 0.5m from the southern side boundary and approximately 6m from the northern side boundary. There are no residential properties immediately to the west, as the site adjoins a school.

Given these separation distances, together with the single-storey form of the extension and the existing boundary treatment, the development would not result in demonstrable harm in terms of overbearing or overshadowing of neighbouring occupiers.

The proposed ground-floor openings would largely replace existing windows and doors and would therefore not give rise to any additional overlooking concerns. Furthermore, its primary outlook would be directed towards the private rear garden.

The proposal would also comply with the ADG in terms of minimum garden depth, with a remaining depth of approximately 14m, exceeding the recommended 10.5m. As such, sufficient garden amenity space would be maintained for current or future occupiers.

The development would not result in unacceptable harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

### PARKING

It is acknowledged that the proposed development would result in the creation of an additional bedroom. However, no alterations are proposed to the existing parking arrangements. The site benefits from an existing driveway providing access to the rear of the property.

Whilst concerns have been raised regarding parking provision, the proposed development would not result in the loss of any existing off-street parking spaces and the proposal is in accordance with the Arun Parking Standards.

#### SUMMARY

The 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 drawings:

- Location Plan
- Site Plan, Block Plan, Proposed and Existing Elevations, Floor Plan and Roof Plan and Sections

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.