

PLANNING STATEMENT

Proposed Single-Storey Rear Extension and Two-Storey Side Extension

Property: 39 Windward Close, Littlehampton, West Sussex, BN17 6QX

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the erection of a single-storey rear extension and a two-storey side extension at 39 Windward Close, Littlehampton.

The application seeks to provide additional accommodation to meet the needs of the applicants' growing family. The proposal has been carefully designed to integrate with the existing dwelling, respect neighbouring properties and maintain the character of the surrounding area.

2. Site and Surroundings

The application property is a two-storey link-detached dwelling located within the built-up area of Littlehampton. The property is linked to the adjoining dwelling at No. 41 by garages. The original garage at No. 39 has previously been converted to form habitable accommodation and currently functions as a study.

The surrounding area is predominantly residential in character and comprises a mixture of detached and link-detached family dwellings. The locality contains examples of property extensions and alterations, including two-storey side extensions.

3. Proposed Development

The proposed development consists of:

- A single-storey rear extension extending approximately 2.6 metres beyond the existing rear elevation.
- A two-storey side extension constructed above the existing converted garage.
- The side extension will maintain the existing garage width of approximately 2.7 metres.
- The extension will be set back approximately 400mm from the principal elevation and 600mm from the rear elevation.
- A new pitched roof will be provided with a ridge height lower than that of the main dwelling, ensuring the extension remains visually subordinate.
- A first-floor ensuite window is proposed on the side elevation facing No. 41. This window will be fitted with obscure glazing to protect neighbouring privacy.

4. Planning Policy Context

The proposal has been assessed against the relevant policies of the Arun Local Plan and the Littlehampton Neighbourhood Development Plan, including:

- Arun Local Plan Policy D DM1 – Design.
- Arun Local Plan Policy D DM4 – Extensions and Alterations.
- Arun Local Plan Policy T SP1 – Transport.
- Littlehampton Neighbourhood Development Plan Policy 1.
- Littlehampton Neighbourhood Development Plan Policy 2.

5. Design and Impact on Character

The proposed extensions have been designed to appear as a natural addition to the existing dwelling whilst remaining subservient to the original house.

The two-storey side extension will be constructed above the existing converted garage and will retain the established building line through the use of a 400mm front setback and a 600mm rear setback. These design measures ensure the extension is clearly identifiable as a later addition rather than appearing as part of the original dwelling.

The resulting roof design creates a ridge line that sits lower than the existing main roof, further reinforcing the subordinate appearance of the extension and complying with established residential design principles.

External materials will match those of the existing dwelling, ensuring a cohesive appearance and minimising visual impact.

The proposal reflects the established pattern of development within the locality, where similar extensions have already been approved and constructed.

A particularly relevant precedent can be found at **68 Armada Way, - Planning Reference LU/117/20/HH**, where Arun District Council granted planning permission for a two-storey side extension constructed up to the boundary.

In the Officer's Report, it was concluded that:

"The properties in the area benefit from attached garages and therefore this proposal does not create a terracing effect in the area."

The Planning Officer further concluded that:

"The proposed development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings."

The planning officer determined that the proposal would have an acceptable impact upon both the character of the area and neighbouring residential amenity, ultimately recommending approval.

The circumstances at 39 Windward Close are directly comparable, with the existing property similarly linked to its neighbour by garages and the proposed extension occupying the width of the existing garage footprint. As such, the approved development at 68 Armada Way represents a strong and highly relevant material consideration that supports the acceptability of the current proposal.

Similar extensions have already been approved and constructed. Notable examples include:

- 20 Windward Close - **(Planning Ref: LU/273/14/HH)**
- 86 Windward Close - **(Planning Ref: LU/332/03)**
- 63 Windward Close - **(Planning Ref: LU/108/04)**

These examples demonstrate that two-storey side extensions are an accepted feature within the local area and that the proposed development would not appear incongruous within the street scene.

The development is therefore considered to comply with Policies D DM1 and D DM4 of the Arun Local Plan.

6. Residential Amenity

The proposed development has been carefully designed to avoid any unacceptable impact upon neighbouring residential amenity.

The side extension will be constructed above the existing garage footprint and therefore will not introduce built form significantly closer to neighbouring properties than already exists at ground-floor level.

Whilst the extension will extend to the boundary with No. 41, the relationship between the properties and their orientation ensures there will be no significant adverse impacts.

The application site is west-facing and sits at a higher level relative to No. 41. Due to the orientation of the dwellings and the path of the sun, the proposal will not give rise to any material overshadowing or loss of daylight to neighbouring habitable rooms or private amenity space.

The only side-facing first-floor window serves an ensuite bathroom and will be fitted with obscure glazing. This will prevent overlooking and ensure the privacy of neighbouring occupiers is maintained.

The modest single-storey rear extension projects only 2.6 metres beyond the existing rear wall and is not considered capable of causing any unacceptable loss of light, outlook or overbearing impact.

Overall, the proposal will preserve the amenities currently enjoyed by neighbouring residents and is consistent with the requirements of Policies D DM1 and D DM4 of the Arun Local Plan.

7. Highways and Parking

The proposed development does not alter existing access arrangements to the site.

The former garage has already been converted into habitable accommodation and therefore no longer functions as a parking space. The current proposal simply builds above the existing converted garage and does not result in the loss of an active parking facility.

The property retains off-street parking provision on the existing driveway, and additional on-street parking is available within the surrounding road network.

The proposal is therefore not considered to result in any significant highway safety concerns and accords with Policy T SP1 of the Arun Local Plan.

8. Conclusion

The proposed single-storey rear extension and two-storey side extension represent a well-designed and proportionate addition to the existing dwelling.

The proposal has been carefully designed to remain subordinate to the original dwelling through appropriate setbacks and a reduced ridge height. It will integrate successfully with the existing property, utilise matching external materials and reflect the pattern of development already established within the locality.

The development will not result in any unacceptable impact upon the character of the area, neighbouring residential amenity, highway safety or parking provision.

The proposal is consistent with the objectives of Policies D DM1, D DM4 and T SP1 of the Arun Local Plan together with Policies 1 and 2 of the Littlehampton Neighbourhood Development Plan.

Accordingly, it is respectfully requested that Arun District Council grants planning permission for the proposed development.