

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

REF NO: LU/143/26/HH

LOCATION: 24 The Estuary
Littlehampton
BN17 6NE

PROPOSAL: Erection of a single storey outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

DEVELOPMENT PLAN POLICIES

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

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow located at 24 The Estuary. This application seeks planning permission for the construction of a single storey outbuilding.

The site lies within a residential area characterised by a mix of detached bungalows and dwellings. The outbuilding would be positioned to the front/side of the host dwelling and would be visible from the street, although it would be screened by an existing hedge.

The proposed single storey outbuilding would have a width of 7m, a depth of 4m and a height of 2.4m, with a flat roof. The outbuilding would be to the front of the application site and would not appear fully subservient to the host dwelling. Nevertheless, there are other examples of built form and projections close to front boundaries in the surrounding area, although these are attached to their host dwellings. As such, the proposed outbuilding would not appear unduly prominent within the street scene and it would not result in demonstrable harm to visual amenity.

Fenestration would be confined to the eastern elevation facing the host dwelling's rear garden amenity space and would include one door and one window. These would be uPVC to match the host dwelling. The outbuilding would be finished in brick to match the host dwelling and would have an Ethylene Propylene Diene Monomer (EPDM) flat roof. The use of the proposed materials ensures the proposed single storey outbuilding integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan (ALP) policy D DM1 and the Arun Design Guide (ADG).

To ensure the proposed outbuilding remains ancillary to the host dwelling, a condition is attached to this planning permission to prevent its use as a separate unit of accommodation, as this would not be appropriate in this location.

On balance, given its modest height, flat roof form and existing boundary screening, the outbuilding is of an appropriate size, scale, and design that it would not appear unduly prominent or cause unacceptable harm to the street scene or the character of the area. The proposal is therefore in accordance with Arun Local Plan policy D DM1 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The single storey outbuilding would be set in from the western side boundary by 1m and the southern rear boundary by 1.5m. It would be positioned opposite the rear neighbour's driveway area. Given its modest height of 2.4m, separation from the boundaries and existing soft landscaping, it would not result in an unacceptable overbearing or overshadowing impacts to neighbouring amenity.

Fenestration would be limited to the eastern elevation, facing towards the host dwelling's rear garden amenity space. As such, the proposal would not result in overlooking or loss of privacy to neighbouring occupiers.

The development would not result in harm to neighbouring residential amenity by way of overbearing or overshadowing impacts or overlooking, in accordance with Arun Local Plan policy D DM1 and the ADG.

SUMMARY

The proposal is acceptable in accordance with the relevant Arun Local Plan policy. Approval is therefore recommended, subject to the stated 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 Plan.
- Block Plan.
- Front and Side Elevations (East and North).
- Rear and Side Elevations (West and South).
- Floor Plan.

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

- 3 The outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 24 The Estuary and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 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).

- 5 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 NPPF.