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

REF NO: LU/168/22/HH

LOCATION: 10 Kent Road
Littlehampton
BN17 6LG

PROPOSAL: Erection of single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — This application seeks to erect a single storey front extension that is approx. 6.1m in depth, 6.5m in width, and 5.2m at ridge height.

REPRESENTATIONS

Littlehampton Town Council - No Objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)
DSP1	D SP1 Design

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town

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

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.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Policy 1 of the Littlehampton Neighbourhood Development Plan (LNDP) states that permission should be granted where applications accord with the relevant polices in the Neighbourhood Plan. It goes on to set out circumstances where an applications conflict with Policy 1 would be acceptable. This proposal is compliant with relevant Development Plan Policy 2 of the LNDP and as such, is compliant with this policy.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development in the built-up area boundary (BUAB). This proposal is within the BUAB and as such, is compliant.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours.

DESIGN AND VISUAL AMENITY

The proposed front extension would be approx. 6.1m in depth, 6.5m in width, and 5.2m at ridge height. The extension is large in scale and sited to the front of the dwelling. Front extensions are advised to be under 1.5m per Section M of the Arun Design Guide however, the host dwelling boasts a unique siting within the street, being sited approx. 14m behind the established building line. All dwellings along this street feature private rear gardens, whereas this dwelling occupies this space in favour of boasting a large front garden and small rear garden. Owed to this unique siting, the proposal will not exceed the established building line and therefore, will not compromise the layout of the street scene.

The scale of the extension is such that it would maintain the existing roof form, continuing the existing lower ridge line and gable-ended roof, and not exceeding the existing side elevations. Whilst the scale is such that the proposal cannot be considered subservient to the host dwelling, it remains acceptable due to the neighbouring dwellings being much larger in scale and the overall form of the extension remaining integrated with the host dwelling. The extension would bring the overall size of the dwelling, closer to that of its immediate neighbours.

The existing front elevation features a 2 No. windows and a central door with a gable-ended canopy. In many ways it is a traditional and functional front elevation design. The extension would establish a new front elevation with 1 No. new set of centrally sited, tall glass windows. It would result in the loss of the front door to this elevation in favour of a new door to the North elevation to serve as a side entrance. The front elevation would no longer feature a traditional design. Whilst this is a loss of visual amenity, it is not grounds for refusal as the dwelling remains set back a significant distance from the street and the locality features a wide variety of frontages. Some of these frontages also do not feature front doors, favouring a side entrance such as No. 13 & No. 23 Kent Road.

The proposal would consist of reclaimed and matching materials which are appropriate and will aid in ensuring appropriate visual integration. It would be visible from the front and therefore, the wider street scene. However, it would remain approx. 18.4m set back from the street, with views confined by the surrounding built form and forward boundary fencing/hedging. Additionally, the design remains integrated with the host dwelling and as such, the proposal would have no significantly adverse visual impact on the street scene.

The proposal is compliant with, or within justifiable contradiction to, relevant Development Plan policies D SP1, D DM1(1)(14) & D DM4(a)(b) of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

Owed to the scale, siting, boundary treatment and separation distances from neighbouring properties, the proposed extension would have no adverse impacts by way of overbearing or overshadowing on any neighbouring properties.

This extension would feature 2 No. new openings to the North and South elevations and 1 No. new opening to the West elevation. All of which are at ground floor level and either look out to the front amenity space/street or the side amenity space/side boundary treatment. None of which will grant any new viewpoints that give rise to any significantly adverse impacts by way of overlooking on any neighbouring dwellings.

The proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan.

SUMMARY

The proposal is compliant with, or within justifiable contradiction to, relevant Development Plan 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 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:

- Proposed West Elevation & Section (Dwg No. 5a).
- Proposed South Elevation (Dwg No. 4a).
- Proposed North Elevation (Dwg No. 3a).
- Proposed Floor Plan (Dwg No. 2a).
- Location & Site Plan (Dwg No. 1a).

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

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.