

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

REF NO: LU/168/26/HH

LOCATION: 20 Fairway
Littlehampton
BN17 6PY

PROPOSAL: Single storey side and rear extension including the addition of a patio and entrance porch with canopy.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

LU/92/26/HH	Side and rear extension.	ApproveConditionally 17-06-26
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REPRESENTATIONS

Littlehampton Town Council - No objection.

1 No. letter of support stating the proposed extension would aesthetically enhance the appearance of the property.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.
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

CONCLUSIONS**BACKGROUND**

Application LU/92/26/HH, which proposed side and rear extensions, was approved conditionally on 17 June 2026. The current application seeks permission for the same wraparound extension, with amendments to include a larger porch and a canopy extending from the front of the porch.

DESIGN AND VISUAL AMENITY

The site is a semi-detached bungalow located at 20 Fairway, Littlehampton. The application seeks planning permission for the construction of single storey side and rear (wrap-around) extension including the addition of an entrance porch with canopy.

The proposed development is sited within a residential area characterised by a mix of semi-detached and detached bungalows; some of which have rear and side constructions. Given the corner plot position of the dwelling the proposal would be visible within the street scene.

The proposed single storey side and rear extension would wrap-around the side (south) and rear (west) elevations of the host dwelling. The proposed rear extension would have an approximate depth of 3m and would extend across the full width of the host dwelling, including the proposed side extension, resulting in an overall width of approximately 9.8m. The proposed depth of the rear extension would comply with the 3.3m depth guidance set out in the Arun Design Guide (ADG).

The proposed side extension would have an approximate width of 3m and a depth of 9m. The proposed rear and side wrap-around extensions would have a flat roof with a maximum height of approximately 2.6m and would include four rooflights with a maximum height of 2.8m. The rooflights would be in accordance with Part M of the ADG as it would maintain the privacy of the neighbouring properties.

The proposal would be finished with white render paint, with a grey flat roof and white uPVC fenestration to match the existing. These would integrate appropriately with the host dwelling. As a result, the development would not result in any harm to visual amenity, character or appearance of the host dwelling, street scene, or wider area, and the proposal is in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposal includes a replacement porch and canopy with an increased footprint to the southern elevation. The proposed porch would measure approximately 3.8m in depth and 2.2m in width, with the canopy projecting a further 0.8m, resulting in a total width of approximately 3m. Although the porch and canopy would exceed the 1.5m depth guidance set out in the ADG, they would be set back approximately 11m from the principal building line. The proposed flat roof would integrate with the side extension, and the overall scale and design would ensure that the porch and canopy do not appear as a visually incongruous or 'bolt-on' addition. Given their scale, siting, the existing high boundary treatment, and their relationship with the wider extension, they would not appear as an incongruous or visually harmful addition. The proposal would therefore not cause harm to the host dwelling or its immediate setting and would be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

Whilst the overall footprint of the extension would be relatively large and not entirely proportionate to the original bungalow, the limited height and flat roof form would reduce its visual prominence. On balance,

and given compliance with the ADG depth guidance, the rear and side wrap-around extensions would be acceptable.

Fenestration on the rear western elevation would feature two large sliding double doors. On the side southern elevation there would be an increase with two horizontal high-level windows and on the front eastern elevation there would be a reduction with the removal of the porch window. All other fenestration would stay remain the same.

Given the corner plot position of the dwelling, both the side and rear extensions would be visible within the street scene. However, the modest height of the extensions, along with the flat roof form and the presence of an existing 1.8m boundary wall, would minimise their visual impact.

Overall, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling or street scene. Therefore, the proposal would be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single-storey rear extension would be set back approximately 9.3m from the rear western boundary and would extend broadly in line with the existing projection on the neighbouring property to the north. It would be positioned approximately 0.2m from the northern side boundary and would therefore not comply with the minimum guidance of 1m as outlined in the Part M of the ADG. However, the existing high boundary treatment along this boundary would be retained. The extension would also comply with the 45-degree rule and, as such, would not result in any unacceptable loss of light, overshadowing, overbearing impact, or loss of privacy to the neighbouring dwelling to the north.

The side extension, porch and canopy would be set back approximately 2.3m from the principal elevation, which would comply with the ADG guidance requiring a setback of 1m to 1.5m. The side extension would also be set approximately 3.1m from the southern side boundary, exceeding the 1m separation distance recommended in the ADG, and approximately 11m from the front eastern boundary. The side extension would therefore accord with the relevant design guidance. Given the corner plot position of the site, there are no residential properties immediately to the south that would be affected by the proposed development.

It is noted that the proposal would not fully comply with the ADG in respect of retaining a minimum rear garden depth of 10.5m. However, a sufficient level of private amenity space would remain to the front and side of the dwelling. On this basis, the shortfall in rear garden depth would be acceptable in this instance.

The proposed rear and side fenestration on the west and south elevations would have an outlook of the host dwelling's garden amenity and adjacent highway. As such this would not result unacceptable loss of privacy or overlooking of neighbouring dwellings.

Therefore, the proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

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 Plan.
- Block Plan - A903.
- Proposed Site Plan - A002.
- Proposed Ground Floor Plan - A101.
- Proposed Roof Plan - A102.
- Proposed Elevation - A200.
- Proposed and Existing Elevation Plans - 201.

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 NPPF.