

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

REF NO: LU/182/20/HH

LOCATION: 11 Genoa Close
Littlehampton
BN17 6SE

PROPOSAL: First floor and two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION 5.04 metre long two storey extension above a widened existing single storey extension. The two storey extension would match the existing house in eaves and ridge height.

REPRESENTATIONS

Littlehampton Town Council - No objection.

3 letters of objection on the following grounds;
Loss of light on 10 Rydal Close
Overbearing impact on 10 Rydal Close
Loss of privacy to Derwent Close.
Loss of light to Derwent Close.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN
PD RESTRICTION
OPEN PLAN COND

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)

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

NPPF	National Planning Policy Framework
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CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 and 2 of the Littlehampton Neighbourhood Development Plan.

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 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant policies in the Neighbourhood Plan. It goes on to set out circumstances where an applications conflict with Policy 1 would be acceptable.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development within the built up area boundary.

DESIGN AND VISUAL AMENITY

The majority of the proposed development is situated to the rear of the host dwelling, and as such, there will be few available views of the proposed rear extension available from the public realm. Whilst the proposed development is considered bulky, due to the fact that it will not be visible within the street scene it is not considered to result in any harmful impact upon the character of the host dwelling, or its locality.

The proposed development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan,

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or overshadowing impact upon occupiers of neighbouring dwellings.

The rear outlook of the two storey extension is at an oblique angle to the properties on Derwent Close and therefore it is not considered to be causing a significant loss of privacy.

The bulk of the two storey extension would be overlooking a parking area on Derwent Close and is therefore not considered to be causing a significant loss of light either to properties on Derwent Close or to 10 Rydal Close.

The two storey element of the extension would predominantly be beyond the rear fence of 10 Rydal Close and it is therefore considered that no overbearing impact would be caused on that property.

There are no windows on the north elevation looking toward 10 Rydal Close.

Side windows can only be installed in the upper floor as permitted development if obscure glazed/non opening to certain heights and this would limit future harm.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 Elevations and Floor Plans dwg.no. Dwg.no. 20/40/2 dated July 2020

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 4 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.