

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

REF NO: LU/198/19/HH

LOCATION: 5 Rayden Close
Littlehampton
BN17 5QF

PROPOSAL: Demolition of existing conservatory and construction of new single storey side extension. Construction of single storey extension behind garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 22nd July 2019 and had no objection to the application.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the Built Up Area Boundary

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
SDSP2	SD SP2 Built-up Area Boundary

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies are D DM1 and D DM4 of the Arun Local Plan and Policy 1 and 2 of the Littlehampton Neighbourhood 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 the criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimize the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy 1 of the Littlehampton Neighbourhood Plan states that planning application which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise.

There is no known relevant site history for the property.

The property is a detached single storey dwelling, surrounded by dwellings of a mixed design.

DESIGN AND VISUAL AMENITY

The application seeks permission for the proposed demolition of a conservatory and construction of a single storey side and rear extension.

The side extension aspect of the application will be somewhat visible from the street scene. The proposed side extension will measure approximately 9.3m in length, 6.3m in width and be built to a proposed height of 3.45m and an eaves height of 2.4m. The rear extension will not be visible from the street scene, it will measure approximately 5m in length, 3.3m in width and be built to a height of 3.45m and an eaves height of 2.4m.

The proposed side and rear extension will be constructed from materials which will match in design and appearance those used in the construction of the original dwellinghouse and therefore is considered to appear well integrated and subservient to the host dwelling in accordance with policies D DM1 and D DM4 of the Arun Local Plan and policy 1 of the Littlehampton Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed rear extension will be located approximately 1m from the Northern boundary and 13.3m from the Western boundary. The rear extension will feature two sets of glass doors and one set of French windows on the Western elevation, there is a separation distance of approximately 13.3m from the doors to the rear boundary of the property. The proposed side extension has one door and one window. Given the distance from the proposals to the rear boundary the proposals are not considered to give rise to any unacceptably adverse overlooking of neighbouring properties.

Given the design and location of the proposed extensions they are not considered to give rise to adverse impacts in terms of overlooking, overshadowing and is therefore deemed to accord with D DM1 and D DM4 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 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.

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 plan 1218.01

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.