

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

REF NO: LU/1/22/HH

LOCATION: 27 Gladonian Road  
Littlehampton  
BN17 6JW

PROPOSAL: Single storey rear extension.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION This application seeks to erect a single storey rear extension that extends approx. 2.8m and 3.5m across the rear elevation with a height of approx. 2.6m featuring a rooflight that is an additional approx. 0.2m in height.

**REPRESENTATIONS**

Littlehampton Town Council - No Objection.

No representation received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

Noted.

**POLICY CONTEXT**

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                                            |

**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

The key policies considered are D DM1, D DM4 of the Arun Local Plan, Policies 1 and 2 of the Littlehampton Neighbourhood Plan and Section M of the Arun Design Guide.

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.

Arun has adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. Section M presents the '60 and 45 degree rules'. These rules refer to the 60 and 45 degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of and loss of sunlight. The 60 degree rule specifically considers single storey rear extensions.

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 in the built up area boundary.

## DESIGN AND VISUAL AMENITY

The host dwelling is a single storey semi-detached dwelling. The proposal seeks to erect a single storey rear extension that extends approx. 2.8m and 3.5m across the rear elevation with a height of approx. 2.6m. The roof is of a flat roof design and features a rooflight that reaches approx. 0.2m in height. The proposal is small in scale relative to the host dwelling. The proposal is visually integrated with the host dwelling, utilising materials that are found on the host dwelling and remaining sympathetic to the host dwelling by being small in scale. This proposal is not visible from the front as it is to the rear of the property however, the rear of the property is met by an alleyway. As such, the extension may have some minimal views from the rear but these are minimal and not adverse owing to the design of the proposal. The property features a small rear garden, this is to be encroached further by the proposal and is a significant reduction in private amenity space. However, the neighbouring property 25 Gladonian Way, has a similar rear extension occupying a large portion of its rear garden and as such, this is not out of character within its locality. Furthermore, the property retains sufficient external amenity space, possessing a large front garden relative to the host dwelling.

The proposal is complies with policies D SP1, D DM1 & D DM4 of the Arun Local Plan.

## NEIGHBOURING RESIDENTIAL AMENITY

The proposal is small in scale with a height of 2.6m. The proposal does not intersect any neighbour 45 or 60 degree sightlines as set out by Section M of the Arun Design guide. Additionally, the proposed extension borders the eastern site boundary but does not give rise to adverse impacts by way of overbearing or overshadowing due to its single storey nature and the neighbouring extension meeting the same boundary at similar depth and height. The proposal features a rear facing window, given the

single storey nature of this extension, it does not give rise to any adverse impacts by way of overlooking.

The proposal is in compliance with policies D DM1(3), D DM4(a),(c) of the Arun Local Plan and Section M of the Arun Design Guide.

## SUMMARY

The proposed development is deemed to accord with relevant development plan policies 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 plans:

- Location Plan, Site Plan and Proposed Floor Plan and Elevations Sheet 1 of 2
- Existing Floor Plan and Elevations and Existing & Proposed Roof Plan Sheet 2 of 2

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.