

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

REF NO: LU/20/22/HH

LOCATION: 33 The Hooe
Littlehampton
BN17 6PS

PROPOSAL: Erection of two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Rear two-storey extension measuring approximately 6m wide and 3.8m deep.
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REPRESENTATIONS

Town Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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

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
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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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.

Arun recently 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. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

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 (BUAB). This proposal is located within the BUAB.

DESIGN AND VISUAL AMENITY

The rear extension has been sympathetically designed to incorporate features which match those of the existing dwelling, such as an equal roof pitch, a continuous eaves height and materials which match the host dwelling. It will not compromise the spatial character of the area, as the extension is proportionally scaled when compared to the house and plot on which it sits.

The extension will be visible from the public realm as the host dwelling is situated at the head of The Hooe, however because of existing garage block's view will be limited from the roadside. It is noted that greater views will be possible from within the garage compound area, however it is acknowledged that this land, although accessible by the public as a cut through to The Winter Knoll, is probably under the private ownership of residents. As the extension is to be located to the rear of the property and building lines to the front and side are not altered, it is considered not to have any negative impact on the street scene.

In terms of design and visual amenity, the proposed rear extension is deemed to accord with policies D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and Policy 1 of the Littlehampton Town Plan.

RESIDENTIAL AMENITY

The extension to the rear of the host dwelling sits with a garage compound to the north, its attached neighbour to the south and a property fronting The Winter Knoll to the west. A rear garden length above design guidance recommendations will be retained.

Further to amendments to the rear elevational line of the extension, it is now considered to be respectfully designed so that overshadowing and overbearing impact are minimised. Both the 60-degree (ground floor) and the 45-degree rule (first floor) for rear extensions have been adhered to further to amendments to the scheme. Given the proposals orientation with its neighbours overshadowing is not a concern.

In terms of overlooking, all proposed windows to the first floor will face towards the rear garden and will

not achieve any new views, the separation distance between rear facing windows will be above the recommended level of 21m. It is generally accepted that windows to the ground floor will not negatively impact the privacy of neighbours.

The proposed development will not negatively impact neighbouring properties by being overbearing, overshadowing or overlooking in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

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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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- THL 200 Rev C
- THL 050 Rev A
- Location Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D Dm1 and D DM4 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 and D DM4 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.