

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

REF NO: LU/213/21/HH

LOCATION: 6 Genoa Close
Littlehampton
BN17 6SE

PROPOSAL: Two storey side & front extension / single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Rear single storey flat roof extension measuring approximately 7.5m by 3.5m, and a 2 storey side extension partly atop an existing pitched roof garage measuring approximately 2.8m by 9m.

RELEVANT SITE HISTORY

LU/275/20/HH	Two storey side/rear extension and single storey front extension	Refused 07-12-20
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REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
BUAB

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

Littlehampton Neighbourhood Plan 2014 Policy 2

A Spatial Plan for the Town

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**

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, side and rear extensions should be subservient to the host dwelling, respect the space between buildings, 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.

DESIGN AND VISUAL AMENITY

The proposal seeks to provide a two-storey side extension to be partly built above an existing garage, and single storey rear extension. The amount of habitable space provided by the development is deemed appropriate when considered against the existing dwelling and it maximises the use of the plot.

The choice of materials complements the existing dwelling.

The proposed extensions do not compromise the established character of the area which is characterised by other two storey link/detached residential dwellings built with space about buildings.

The blocking up of front to back access through the property which currently exists via the garage is not ideal and is contrary to design guidance; however, on its own this is not seen as a reason to refuse the application as there are no restrictions to the properties Permitted Development rights to convert their garage with out permission.

The two storey extension will be highly visible from the street. During the application process amendments have been made to the application to reduce the side extensions dominance on the host dwelling. The proposed side extension now follows the same design pattern as its adjoining neighbour to the west, with a single storey GF extension protruding to the front with the 1F being flush with the bulk of the existing building. It is now considered to be subservient to the host dwelling and sympathetic to the

locality.

Design guidance recommends that side extensions be built away from side boundaries and set back from the front of the building line in order to reduce a terracing effect from occurring. Further to the amendments to the design, the bulk of the two-storey side extension now sits behind the forward building line of the porch. It is also noted that the existing building is already built against its boundary line with No 5 to the east therefore the development this is thought to be acceptable.

Having regard to the design and visual amenity, the proposal is deemed to accord with DDM1 and DDM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The two-storey extension will replace an existing garage and run 9m along the shared boundary with the property to the east, the single storey rear extension will be built in lieu of a conservatory. The single storey rear extension will only be approximately 500mm longer than a Permitted Development rear extension, and, as such is not deemed to be overbearing or overshadow the neighbouring properties. For this reason, the fact only a 7m rear garden will be retained, lower than guidance recommendations, is not of concern.

The rear extension does not accord with the 45-degree rule; however, as it replaces an existing conservatory then it is considered acceptable.

The proposed fenestration to habitable rooms will face towards the rear garden or towards the public realm at the front. No negative impacts relating to overlooking are thought to be present with the proposed scheme.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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;

 - 879-DPA-02 Site Plan
 - 879-DPA-01 Location and Block Plan
 - 879-DPA-06 Rev A Proposed Elevations
 - 879-DPA-04 Rev A Proposed Floor Plans
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 and Part M of the Arun Design Guide.
- 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 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.