

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

REF NO: LU/217/25/HH

LOCATION: 8 Griffin Crescent
Littlehampton
BN17 7LJ

PROPOSAL: Single storey side/front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Parish Council - This application was considered by Littlehampton Town Council's Planning and Transportation Committee on Monday 3 November. The committee supported the application.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary
WSCC Mineral Consultation Area
Archaeological Notification Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is an end of terrace dwelling seeking the addition of a single storey front/side extension. The extension would extend 1.3m forward from the principal elevation, with an overall depth of 8.7m, a maximum width of 6.6m, and an eaves height of 2.6m with a maximum height of 3.3m. The proposed extension would have a crown roof finished with tiles to match the existing roof. The walls would be brick and windows, and rear doors would be made from white UPVC to match the existing.

The proposed extension would be visible within the street scene, and it would extend closer to the highway than the existing. Notwithstanding this, it is noted that the street scene is varied, with various extensions present. Furthermore, the extension would reflect the character and appearance of the host dwelling in terms of its design. The extension would be finished in materials to match the host dwelling. Therefore, the proposed extension would not appear unduly prominent within the street scene, nor would it result in demonstrable harm to the character or appearance of the host dwelling, street scene, or wider area.

It is stated in the Arun Design Guide (ADG) that for front extensions, the proposal should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. Front extensions should generally be no deeper than 1.5m. The proposed works are in line with the Arun Design Guide and there are several examples of front extensions, and larger two storey extension in the street scene including at the east side neighbour, No. 10 Griffin Crescent. As such, the proposal is acceptable.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide (ADG).

NEIGHBOURING AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The extension would be set in approx. 0.4m from the boundary with the highway at its closest point. It is noted that between the boundary and the highway itself is a pavement and a grassed verge. The extension would be set in 8m from the east (side) neighbour. Given the siting of the proposed extension, it would not result in overbearing or overshadowing effects to neighbouring properties.

The north (side) elevation proposes two windows, in similar siting to the existing on this flank, which would not result in overlooking effects as the highway separates the host dwelling and the neighbour to the north. The east (rear) elevation would have a door and one window which would not provide views significantly different to those currently obtained from the rear fenestration. The extension would not result in overlooking effects.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and would not result in unacceptable harm to neighbouring amenity.

PARKING

The proposal requires changes to the current parking layout. The proposed extension would result in the loss of two parking spaces to the side of the host dwelling. Whilst it is noted that the submitted block plan indicates parking retained for one vehicle, this could not be accessed in the absence of a new dropped kerb arrangement.

It is noted that the proposed extension would result in the loss of the existing parking arrangements as the hardstanding area for parking would become inaccessible. Consequently, on-site parking would not

be available. Nonetheless, unrestricted on-street parking is available in the vicinity and as such, the proposal would not result in harm to highway safety and the proposal is acceptable in this instance.

SUMMARY

The proposed development is in accordance 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

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 not CIL liable.

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:

Site Location Plan, Block Plan, Floor Plans and Elevations SD1117-01A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.