

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

REF NO: LU/228/21/HH

LOCATION: 2 Fawcett Grove  
Wick  
BN17 7TF

PROPOSAL: Erection of single storey rear extension

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to construct a single storey rear extension.

**REPRESENTATIONS**

Littlehampton Town Council provided no objection.

No representation received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Built up area boundary

**DEVELOPMENT PLAN POLICIES**

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

|      |                                                         |
|------|---------------------------------------------------------|
| DDM1 | D DM1 Aspects of form and design quality                |
| DSP1 | D SP1 Design                                            |
| DDM4 | D DM4 Extensions&alter to exist builds(res and non-res) |

**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 and D DM4 of the Arun Local Plan.

Littlehampton have a made Neighbourhood Plan with policy 1 and 2 of relevance to the application. The proposal complies with these being located within the built up area boundary.

#### DESIGN AND VISUAL AMENITY

The proposal seeks a single storey extension located to the rear elevation of the dwelling.

The extension is modest in depth at 3.3m and appears a subservient addition to the property, featuring a hipped roof.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance'. 'Scale, massing and positioning of extensions should be visually subservient to the existing property. The proposal complies with this, being appropriate in scale.

The surrounding properties are similar in appearance with the properties being relatively new in construction. The materials proposed will match the host dwelling ensuring its integration, however will be sited to the rear and not visible from the street scene.

With no viewpoints from the wider area, the proposal does not result in harm upon the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

#### RESIDENTIAL AMENITY

The extension will have a depth of 3.3m, with a width of 3.95m retaining approximately 1.5m to the western side elevation. It will have a hipped roof with a maximum height of 3.45m, with eaves to 2.5m.

To the eastern side, the extension will run along the boundary. As such, the addition will likely intersect a 45 degree angle when drawn from the centre of the closest ground floor window to the boundary. However, this is marginal and not considered to result in a significant impact. A detached property can normally construct an extension under permitted development up to a depth of 4m however the property has a condition which restricts extensions under PD rights. With the rear also facing the south, it will not give rise to any overshadowing.

There will around 2.4m retained to the western boundary and with rear gardens to this elevation, it is not considered to result in harm.

The addition will result in the depth of garden reducing to approximately 7.4m. However with the extension at single storey , it is not considered views towards the rear would be increased, with views available over the garden of the host dwelling.

The proposed development is not considered to result in significant harm upon neighbouring amenity and 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 plans  
- Location and Block Plan - 05  
- Plans and Elevations as Proposed - 02  
  
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.