

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

REF NO: LU/229/25/HH

LOCATION: 11 Courtwick Road
Littlehampton
BN17 7NE

PROPOSAL: Single storey rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

LU/422/22/HH	Extended dropped kerb to front of property.	ApproveConditionally 24-04-23
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REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIES

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

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| 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:

- | | |
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| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

SUPPLEMENTARY POLICY GUIDANCE:

- | | |
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| SPD13 | Arun District Design Guide (SPD) January 2021 |
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a semi-detached property. This application seeks planning permission for a single storey rear extension.

The extension would have a shallow, pitched roof with a height of 2.85m, be set in from the western elevation by 0.6m and the eastern elevation by 1.35m. The extension would have a depth of 2.5m and protrude from an existing rear extension. The extension would leave a garden depth of 15.7m and is in compliance with Part M of the Arun Design Guide (ADG). The extension would have a glazed rear elevation (with French doors) and part-glazed side elevations. The western flank of the extension would have a door.

The extension would be set in from the existing extension and be the same height. As such, it would be subservient to the host dwelling and appear a logical extension.

The extension would be finished with painted render and have white UPVC windows. The roof would be glazed and have UPVC cappings. The proposed materials would integrate well with the character of the area, with numerous examples of glazed extensions and render evident along Courtwick Road and is therefore compliant with Arun Local Plan (ALP) policies D DM1 and D DM4.

The layout of Selwyn Avenue, Clarence Avenue and Courtwick Road have made for an unusual layout of rear gardens, with the rear gardens of both 11 and 9 Courtwick Road running perpendicular to the rear gardens on both roads. Whilst the extension would be clearly viewable from the rear of multiple dwellings along both Selwyn Avenue and Clarence Avenue, it is considered that, given the siting, size, scale, and design, the proposed single storey rear extension would not result in any harm to visual amenity. The proposal is in accordance with ALP policies D DM1 and D DM4 in this regard.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear extension would be set in from both flanks of the property and is in accordance with the 45-degree rule laid out in Part M of the ADG. Whilst the proposal does include new glazing and fenestration, these are all at ground floor level and any views would be achievable from the existing rear garden.

The rear extension would extend beyond the established building line in the rear gardens of Courtwick Road. The host dwelling (and 9 Courtwick Road) benefits from a larger rear garden than other dwellings, due to the unconventional layout of rear gardens in the block created by Selwyn Avenue, Clarence Avenue, Courtwick Road and Grand Avenue. As such, due to the size of the garden, the extension would maintain an acceptable distance to the rear boundary and would not have any overbearing effects on neighbouring residential amenity.

The proposed development would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the ADG.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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:

 - Existing and proposed plans 1B
 - Biodiversity Enhancement Statement
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.
- 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.