

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

REF NO: LU/236/25/HH

LOCATION: Weavers Cottage
259 Toddington Lane
Littlehampton
BN17 6JX

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a semi-detached dwelling located at Weavers Cottage, 259 Toddington Lane. This application seeks planning permission for the construction of a single storey side extension.

The proposed development is sited within a residential area with a wide variety of semi-detached dwellings and bungalows of varying height and bulk. The proposed design would be set slightly back from the building and would therefore be subservient to the host dwelling. The proposed single storey side extension would be in keeping with the established varying character of the area and mixed street scene.

The proposed development would have an approximate depth of 5.3m and an approximate width of 4.8m. The roof would be a pitched roof and would have maximum ridge height of approximately 4.1m and an eaves height of approximately 2.3m.

The proposed fenestration on the front (west) elevation would be a bi-fold door and two single rooflights and on the rear (east) elevation would be a single window and two single rooflights. On the side (south) elevation would be two two-casement windows and in the gable end a feature three-casement triangular window. The two rooflights within both the eastern and western roof slopes would be above 1.7m from floor level and therefore be in accordance with part M of the ADG as it would maintain the privacy of the neighbouring properties.

The proposed development would be finished with brick cavity and Redland 49s roof tiles to match the existing and fenestration would be finished with white UPVC. The use of matching materials would ensure the proposed single storey side extension integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide (ADG).

Given the size and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling, street scene, and surrounding properties. The development is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back from the front (eastern) boundary by approximately 4.5m, from the neighbouring side (southern) boundary by approximately 3m, and from the neighbouring rear (western) boundary by approximately 17m.

The proposed single storey side extension would be in accordance with Part M of the ADG as it would be set back from the front of the host dwelling's building line however it is noted that it would increase the footprint of the host dwelling. Therefore, given the relationship between the proposed extension and neighbouring properties, the proposal would not result in any overbearing or overshadowing impacts to the neighbouring dwellings.

The proposed fenestration on the front, side and rear (east, south, and west) elevations would have an outlook of the host dwelling's amenity and existing high boundary treatment, therefore the proposal would not result in loss of privacy or overlooking to the neighbouring dwellings.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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:

Location Plan.
Proposed Block Plan.
Proposed Ground Floor Plan.
Elevations.
Rear Elevations.
Roof Plans

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 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 NPPF.