

Recommendation Report for Prior Notification for Householder Extension

REF NO: LU/238/18/PDH

LOCATION: 67 Norfolk Road
Littlehampton
BN17 5HE

PROPOSAL: Notification under extended permitted development rights for a single storey rear extension extending 8m beyond the rear wall of the original dwelling, with a height of 3m & an eaves height of 3m.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Notification under extended permitted development rights for a single storey rear extension extending 8m beyond the rear wall of the original dwelling, with a height of 3m & and eaves height of 3m.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Large (5m) Holly tree to be felled as part of the application.
BOUNDARY TREATMENT	Low, 1m high walling to the Northern boundary.
SITE CHARACTERISTICS	The site is populated by a detached, two storey dwelling.
CHARACTER OF LOCALITY	The area is populated by a mix of housing styles and types.

REPRESENTATIONS

Adjacent occupier - Objection:

- The side wall of the proposed extension is 1.2m from the boundary wall between the property. The extension is 2m higher than this wall.
- The proposed extension will block light to the property.
- We have not had sight of any building plans showing the detail of the proposed extension, but we are concerned that any windows along the northern aspect would look directly on to our property, thus denying privacy into No. 69.
- The extension is too high and too large.

COMMENTS ON REPRESENTATIONS RECEIVED:

The comments made are addressed in the conclusions section.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

[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

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Littlehampton has a 'made' neighbourhood development plan, of which policies 1 & 2 are considered to be relevant.

CONCLUSIONS

The application relates to a single storey extension to be attached to the rear wall of the dwelling under Prior Notification otherwise known as 'Extended Permitted Development Right'. The Town and Country Planning (General Permitted Development) (England) Order 2015 at Schedule 2, Part 1 Class A.4(7) and (9) states that the Local Planning Authority shall take into account any representations received and consider the amenity of all adjoining premises.

The proposed extension will measure a maximum of 8m in depth. The proposed eaves and maximum height will be 3m.

Due to the size and scale of the proposal and the low level boundary wall with 67 Norfolk Road there is potential for harm to the residential amenities of this property. It is considered that further information in the form of a planning application will be required to fully establish the impact on the neighbouring properties and therefore the Council raises objection to this application. Resultantly, an application for Householder permission will need to be made.

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.

RECOMMENDATION

OBJECTION

- 1 Due to the significant size and scale of the proposal, there is potential for harm to the residential amenities of neighbouring dwellings. It is considered that insufficient information was provided with this application in order to establish as such, and therefore., the Council raises objection to this application. Resultantly, an application for Householder permission will need to be made.