

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

REF NO: LU/242/19/HH

LOCATION: 5 Reef Close  
Littlehampton  
BN17 6QG

PROPOSAL: Single storey front and rear extension and porch to front. Addition of 1 No. balcony to first floor and change of external finishes.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Littlehampton Town Council

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 19th August 2019 and had no objection to the application.

One letter of objection to the proposed on the grounds of overlooking and confusion over the labelling of the plans.

**OFFICERS COMMENTS ON REPRESENTATIONS RECIEVED:**

Due to the location of the proposed balcony and the height of the extension it is not considered to impact on overlooking. The plans show a porch to the side of the proposed front extension.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Designation applicable to site:

Within the Built Up Area Boundary

Within 2km Buffer for Site of Special Scientific Interest

**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

|       |                                                         |
|-------|---------------------------------------------------------|
| 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                           |

**PLANNING POLICY GUIDANCE:**

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

**CONCLUSIONS****Principle:**

The proposed development is situated within the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

**Policy:**

Policy D DM1 sets out 13 design aspects pf which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy 1 of the Littlehampton Neighbourhood Plan outlines planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise.

**Site history:**

Relevant history noted.

**Design and Visual Amenity:**

The applicant seeks planning permission for the construction of a rear and front extensions, a front porch and a balcony to the rear of the established dwelling. The proposed rear extension will measure approximately 8.36m wide, 4m in depth and be built to the proposed height of 2.9m with a flat roof and a rooflight that protrudes a further 0.2m. The proposed front extension will be measuring 2.75m in width, 1.5m in depth and to a proposed height of 3.6m and at the eaves 2.2m. The proposed front extension has a porch attached to the side measuring 1.75m in width and will be set back 1.1m from the furthest point on the North West elevation with a separate eaves height of 2.8m. To the rear there will be a further balcony added with a screen to the East at the end of 'Fairway' there will be a railing that runs along the rear elevation to the south Western Elevation. The screen will have a height of 1.7m and the railings have a proposed height of 1m.

The proposed front extension given its location will be visible from the street scene, it will therefore have an impact on the character of the host dwelling or the street scene. However as a single storey extension with an oblique and set back angle from the roadside it is deemed to be subservient to the host dwelling and would not result in any unacceptable adverse impact on the spatial pattern or character of the area

and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

#### Neighbouring Residential Amenity:

The proposed front extension will be located approximately 14.4m from the Northern boundary and 3.325m from the Eastern boundary. The extension to the rear of the property will be approximately 20m from the Southern boundary and 2.39m from the Western boundary.

Although the proposed balcony will allow longer views of the neighbouring garden this is not considered to be materially greater than the views of the neighbouring property that are already available from a nearer balcony.

Given the single storey design and location of the extensions they are not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing as the total height of the proposed would not be clearly visible from the neighbouring property and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

### 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 Plan
- 2480/01/02 Proposed Elevations
- 2480/01/03 Proposed Floor Plan
- 2480/01/04 Proposed Roof Plan

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.