

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

REF NO: LU/244/25/HH

LOCATION: 9 Horsham Road West
Littlehampton
BN17 6DL

PROPOSAL: Single storey rear and side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations were 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
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

DESIGN AND VISUAL AMENITY

The application site comprises a two storey, semi-detached dwelling located at 9 Horsham Road West, Littlehampton. The proposed development includes the construction of a wrap-around single storey side and rear extension. Neither of these elements would be visible from the public realm.

The side extension would measure approximately 2m in width and 4.3m in depth and would adjoin the

existing side projection. It would incorporate a flat roof design with a maximum height of approximately 2.9m. The extension would be constructed using brick and timber cladding. Alterations to the existing side projection are also proposed to ensure materials align with those of the new extension. Unlike the new extensions, this material change would be visible in the street scene. Timber cladding is not characteristic of the surrounding area and its use would therefore represent a departure from the established local material palette, resulting in some harm to the visual amenity of the locality. However, the extent of harm would be limited due to the modest scale of the alteration and the varied appearance of properties in the wider area.

Fenestration to the side extension would comprise a new side (south) window, with the existing openings including an access door with an adjacent small window and a two-pane window would be retained as existing.

Given its siting behind the existing side projection, the side extension would not be visible from the street scene and would remain set back from the principal elevation. It would therefore appear visually subservient to the host dwelling in accordance with the guidance of the Arun Design Guide (ADG).

The rear extension would measure approximately 7.3m in width and 3.1m in depth, extending across the full width of the dwelling and adjoining the proposed side extension to form an overall width of approximately 9.3m. It would feature a flat roof with a maximum height of approximately 2.9m, with a parapet section on the northern (side) elevation measuring approximately 3.4m in height. The rear extension would be constructed using brick and timber cladding, these materials would not reflect those of the host dwelling and would not be consistent with the surrounding character and therefore not in accordance with the ADG. The materials would however not be visible within the street scene. As such, the proposed use of materials is acceptable in this context.

Fenestration to the rear would include large sliding doors, a window and three rooflights within the flat roof section.

The proposed depth of the rear would comply with the guidance set out in the ADG, which states that single storey rear extensions should not exceed 3.3m in depth. The overall scale of the rear extension would be proportionate to the host dwelling, ensuring it would remain visually subservient.

Overall, the proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The side extension would adjoin the existing side projection, maintaining a separation distance of approximately 1.8m from the southern (side) boundary. Owing to the presence of the existing built form, the proposed side extension would not result in any overbearing impact or loss of light to the neighbouring property to the south.

A new window is proposed within the side extension, however, this would not introduce any additional overlooking or loss of privacy, given that a small window is already present in the side elevation alongside existing openings in the side projection.

The rear extension would be constructed up to the northern (side) boundary. A brick parapet wall is proposed along this side, positioned approximately 0.15m from the neighbouring boundary wall, providing additional screening between the two properties. While the parapet wall would result in some degree of overshadowing to the neighbouring property to the north, the impact would be limited and largely mitigated by the presence of the neighbour's existing rear extension. As such, the resulting level

of overshadowing would not be harmful.

Sliding doors are proposed in the rear (western) elevation. These would face the private garden of the host dwelling and would provide a similar outlook to the existing situation. Three rooflights are also proposed within the flat roof, these would sit flush within the roof and would not afford direct views toward neighbouring properties. As such, the proposed fenestration would not give rise to overlooking or a loss of privacy.

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.

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:

- Block Plan and Location Plan.
- Proposed Floor Plans.
- Proposed 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 National Planning Policy Framework.