

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

REF NO: LU/257/21/HH

LOCATION: 6 St Marys Close
Littlehampton
BN17 5PZ

PROPOSAL: Erection of single storey rear/side extension and part two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks a side first floor dormer extension and a single storey side and rear 'L' shaped extension. At first floor the dormer would measure approximately 3.2m in depth by 6.2m in width, the ground floor extension would (at its largest points) measure 8.2m by 10.6m.

RELEVANT SITE HISTORY

LU/354/20/HH	Single storey rear extension and enlargement of existing first floor side facing dormer window	ApproveConditionally 15-02-21
LU/267/08/	Single storey rear extension and enlargement of existing first floor side dormer window.	ApproveConditionally 12-11-08

REPRESENTATIONS

Town Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
BUAB

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)

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

Policy D DM1 sets out 13 design aspects of 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 the locality.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth and roof extensions should not detract from the character and appearance of the building and local area.

Policy 1 of the Littlehampton Neighbourhood Development Plan states that permission should be granted where applications accord with the relevant policies in the Neighbourhood Plan. It goes on to set out circumstances where an applications conflict with Policy 1 would be acceptable.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development in the built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal seeks to provide a single storey rear and side 'L' shaped extension and a dormer roof extension which cantilevers out from the existing roof space, partially over the single storey extension. The extension is of an appropriate scale compared to the host dwelling and its plot, the amount of habitable accommodation proposed, is seen to be appropriate when considered against the proportions of the host dwelling.

The property is situated on a fair-sized plot, as are others in the area. The single storey extension will protrude hard up against the boundary, however due to the angles of the properties this is only at its most south-westerly point. The first-floor extension will be set in by 1.2m from the boundary. It is considered that further to the works the dwelling will retain good space about the building and the spatial character of the area will not be compromised.

The extension will sympathetically relate to the host dwelling by utilising materials to match those currently found on site and through the continuation of key design aspects i.e with an eaves line which is equal to the host dwelling.

The extension will be highly visible from the street, yet both elements will be diminutive in scale compared to the existing dwelling and be set back from the primary elevation, as such they are considered subservient.

Having regard to the design and visual amenity, the proposal accords with DDM1 and DDM4(a) (b) of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

Due to the property's situation on a bend in the road, the proposed rear extension accords with the 45-degree rule with both neighbouring properties to the west and southeast and a rear garden of over 10m will be retained across the property in line with design guidance.

Although the single storey side and rear extension sits against the boundary with No.8 St Mary's Close, this is not seen to have a negative impact on the neighbours as a single storey garage currently extends to this point, as such the situation is no worse than existing conditions. Additionally, it is noted that only the corner point of the extension sits on the boundary, whilst the external elevations then move away from the boundary, towards the northeast and southeast.

The first-floor dormer which extends over the single storey extension has been designed to sit away from the ground floors footprint and will be located 1.1m away from the boundary in line with guidance.

The extension is deemed not to be overbearing or overshadow neighbouring properties.

In terms of overlooking, amendments have been received to the proposed plans further to comments raised by officers relating to overlooking issues on site. The dormer had proposed two sets of casement windows to its north-western elevation. It was considered that the increased intensity of overlooking would have a negative impact to the neighbours of No 8, as such plans have been amended to delete the two windows and now show 1 casement to each of the north-eastern and south-western elevations of the dormer. No negative impacts from overlooking are now foreseen from proposed first floor windows.

All other proposed fenestration will be located at ground floor level where it is generally accepted that no negative impacts from overlooking will occur.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such 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

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 21/64/3 A
 - Block Plan 21/64/4
 - Location Plan 21/64/5
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.
- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.
- 4 **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 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 National Planning Policy Framework.