

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

REF NO: LU/258/21/HH

LOCATION: 5 Reef Close
Littlehampton
BN17 6QG

PROPOSAL: Erection of single storey side garage extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks a single storey extension to the front of the garage to include a mono-pitch roof
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RELEVANT SITE HISTORY

LU/6/21/PL	Variation of condition 2 - plans condition, under LU/242/19/HH for reduced scheme and lower the balcony screen wall height.	ApproveConditionally 24-02-21
LU/242/19/HH	Single storey front and rear extension and porch to front. Addition of 1 No. balcony to first floor and change of external finishes.	ApproveConditionally 01-10-19

REPRESENTATIONS

Town Council - Objection

- Overdevelopment of site

1 Neighbouring Objection

- Another extension further to others which have just been completed.
- Foundations will encroach on property.
- Water egress onto property from roof of development.
- Damage of fence and debris coming on to land.

CONSULTATION RESPONSES RECEIVED:

The neighbours comments have been noted, however the comments relate to private matters which can not be dealt with under planning legislation. The matters relating to drainage and foundations will be dealt with under Building Regulations.

POLICY CONTEXT

Designation applicable to site:
BUAB
2km Buffer Zone SSSI

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

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, side extension should also be subservient to the host dwelling and respect the space between buildings.

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 extension will measure approximately 2.1m in length by 2.7m in width and provide a storage area with a garage roller door. It is noted that it will not create enough space to house a car, the previous garage having been partially converted under LU/242/19/HH. The area is uniform in style consisting of two-storey dwellings with attached garages to the side, with balconies above.

The space is thought to be of an appropriate scale when considered against the plot and the dwelling. Even with the loss of part of the driveway it is noted that there will still be space for 2 cars to park.

The Parish have commented that the development will consist of an overdevelopment of the site; however, it is the view of this officer that there is ample space to the front of the building to accommodate this small extension. The forward most building line of the street will not be broken.

The style of the extension will match the existing house in terms of materials, and the mono-pitched roof is considered an attractive design feature over that of the existing flat roof and parapet wall. The spatial character of the area will be maintained and it is noted that the neighbouring properties, Nos. 6, 10 and 11 have also had a pitched roof extension of the same style, added to the front of their garages.

The extension will be visible from the street; however, as its eaves and ridge height are lower than the two-storey dwelling, and as it will be set back from the front elevation, it is not thought that it will negatively impact the streetscape and as such is considered to be subservient to the host dwelling and local area.

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

No windows are proposed to the extension and therefore there will be no impacts in terms of overlooking.

The extension will be located adjacent to No. 6's boundary, who have raised concerns relating to water run-off, foundations and damage to their property. These are not considerations the planning system takes into account and will be dealt with as private matters or under the Building Regulations application.

In terms of the extension being overbearing or overshadowing, it will be located approximately 2m away from the side elevation of No. 6 Reef Close and not be built forward of their building line. It will be set back from the hosts dwelling's primary elevation and be a single storey projection. Therefore it is considered that the proposed extension will not be overbearing or overshadow the neighbouring properties.

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;

-2480/01/07 Proposed Plans
-Location Plan

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 **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.