

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

REF NO: LU/260/21/HH

LOCATION: 49 Northway Road
Littlehampton
BN17 7JX

PROPOSAL: Erection of first floor rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first floor extension to the rear of the property.
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RELEVANT SITE HISTORY

LU/83/21/HH	Erection of first floor rear extension	Refused 09-06-21
LU/134/17/NMA	Application for a non- material amendment following LU/257/16/HH to reduce size of footprint & amend pitch to flat roof.	Approve 09-05-17
LU/257/16/HH	Single storey rear extension. Resubmission LU/69/16/HH	ApproveConditionally 21-10-16
LU/69/16/HH	Two storey rear extension & single storey rear extension.	Refused 26-05-16

REPRESENTATIONS

Littlehampton Town Council objects to this application

- It notes changes have been made but consider the proposal overbearing and an overdevelopment of the site.

3 letters of objection from nearby occupiers

- It will be overbearing upon my property.
- The view from my bedrooms would be affected.
- Cladding is not in keeping with the road.
- It will reduce light.

- The application has been refused previously.

Comments noted and addressed in the conclusion. The plans have been amended from the previously submitted application.

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
DSP1	D SP1 Design
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
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CONCLUSIONS

PRINCIPLE

The key polices considered are D DM1 and D DM4 of the Arun Local Plan.

The Littlehampton Neighbourhood Plan has been made but there are considered to be no relevant policies to the determination of the application.

SITE HISTORY

There have been previous applications on site, including a single storey extension which was approved and two storey extensions which have been refused. This application reduces the depth of the extension and alters the roof design.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property, although due to the siting of the dwelling with Northway Road running along the rear, the extension would be partially visible in the street scene, however views are minimal and it would not be overly dominant.

The dwelling has an existing single storey extension and the proposed will construct a first floor above with a staggered depth of between 2m and 3m.

A similar two storey addition was approved at No 19 and it is not considered to appear as an alien feature in the area.

The extension will feature hipped roofs which extend in line with the existing roof. This has been altered from the previous application which sought a flat roof and the revision appears well integrated with the host dwelling.

Section M of the Arun Design Guide states 'extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal is considered to comply with this, being appropriate in scale, massing and roof form.

Grey cladding is proposed to the external elevation of the extension and whilst the materials are not common in the street scene, with the cladding located to the rear of the dwelling and with views largely restricted, materials are considered acceptable.

With the design and size of the extension having been reduced in scale when compared to the previous application and with views from the wider area limited, the proposal is not considered to result in adverse harm upon the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey addition will extend 3m in depth from the western elevation which will reduce in depth to 2m to the eastern elevation.

There is a first floor window to the neighbouring property at No.50. The extension does slightly intersect a 45 degree angle when drawn from the centre of the window. However this is very minor and with the extension having been reduced in depth to this elevation, it is not considered to result in significant harm by way of overbearing or overshadowing.

Due to the siting of the property to the west, with 1m retained to the boundary and a further 1m retained to the side elevation of the neighbouring dwelling, the extension is not considered to intersect a 45 degree angle and is not considered to result in adverse impacts.

There will be 2 rear facing windows which replace existing albeit are located further north. These will have views over neighbouring gardens, although are not considered to provide views additional to that which are already achievable. 21m is retained to the rear boundary and with Northway Road running along the rear, views will not give rise to adverse overlooking.

The proposal is not considered to result in significant harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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.

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 - 1046_001
 - Proposed Site Plan - 1046_101
 - Proposed Elevations - 1046_301
 - Proposed Plans - 1-46_201 A Rev C

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.