

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

REF NO: LU/267/21/HH

LOCATION: 21 East Ham Road
Littlehampton
BN17 7AW

PROPOSAL: Erection of single storey side extension, single storey other side porch extension and alterations to fenestration following the demolition of existing side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side extension measuring approximately 2.8m in width by 4.2m in length and the demolition of existing rear lean-to extension and erection of a replacement flat roof extension measuring approximately 1.5m in width by 4.7m in length.
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REPRESENTATIONS

Town Council - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
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
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Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
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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.

Policy 1 of the Littlehampton Neighbourhood Development Plan (LDP) 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.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development in the built up area boundary (BUAB). This application is within the BUAB.

DESIGN AND VISUAL AMENITY

This proposal is for two ground floor extensions, these extensions would provide the applicant with a modern living configuration which is deemed appropriate when considered against the size and scale of the existing dwelling and plot on which it sits.

The front and side elevation will be traditionally styled with a pitched roof and utilise materials which are currently found on the existing dwelling and within the local area. The rear addition takes on a much more modern approach and includes a flat roof and zinc exterior cladding, this is considered acceptable as it is to the rear of the property and not visible from the public realm, design guidance also allows for greater design freedom for rear extensions.

The side/front extension will be visible from East Ham Road and Gloucester Place. The extension will be located behind the primary elevation but it will sit forwards of the elevation fronting Gloucester Place. Due to its vernacular styling, scale and siting these extensions are appropriate to both the host dwelling and street scenes.

Having regard to the design and visual amenity, the proposal accords with Policies D DM1 and D DM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The single storey side/front extension is not located adjacent to other properties being set between the host dwellings frontage and the street, it is also only afforded views of the public realm. It is therefore considered not to overbear, overshadow or overlook neighbouring properties.

The rear extension will be flat roofed and to an overall height of 2.9m and be located on the shared boundary with no. 19 East Ham Road. The proposal does not accord with the 45-degree rule for rear

extensions, however this is not seen as a reason to refuse the application as neither does the existing structure. It is therefore considered not to be overbearing on no. 19 East Ham Road.

As the property is afforded a south facing rear garden, no excessive overshadowing will occur other than that already occurring due to the existing structure.

The fenestration proposed to the rear extension will be to ground floor level and face the private rear garden of the property and as such no negative overlooking is considered to occur.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

The application is considered to accord with relevant policy in accordance with policy 2 of the LDP.

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 10043-DPA-002
- Proposed Elevations 10043-DPA-004

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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.