

Recommendation Report for Prior Notification for Householder Extension

REF NO: LU/290/18/PDH

LOCATION: 108 Manning Road
Littlehampton
BN17 7HX

PROPOSAL: Notification under extended permitted development rights for rear sun room extending 4m from the original rear wall of the dwelling house, 3.5m high with an eaves height of 2.4m

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is a Notification under extended permitted development right for a new proposed single storey rear extension extending 4m from the original rear wall of the dwellinghouse, 3.5m high with an eaves height of 2.4m.

The writing of a full recommendation report is as a result of representations received from adjacent occupiers.

REPRESENTATIONS

Objection from adjacent occupier:

- Concerns over width.
- The plan does not indicate where the manhole to the shared drains is.
- If a structure is built next door, it must be free from the actual boundary line.
- The manhole cover should not be built over.
- There are no drainage details, or dwarf walls on the plan.

Comments were responded to by the owner:

- The shared drains are not to be built over.
- The conservatory at the adjacent property extends 4m from the rear wall.
- All works are to remain within the boundary.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

DEVELOPMENT PLAN POLICES

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally,

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

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.

DESIGN AND VISUAL AMENITY

By virtue of its location and intervening fencing, there are few available views of the proposed extension visible from the street scene and therefore does not give rise to any unacceptably adverse impact on the character and appearance of the locality.

The proposed development is considered to appear visually subservient to the host dwelling given its scale and matching materials. This means that there is no unacceptable harm to the character of the host dwelling.

The proposed development is considered to be in accordance with D DM1(1) and (2) of the Arun Local Plan. Additionally, D DM4(a), (b) and Policy 2 of the Littlehampton Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development will be constructed to a maximum height of 3.5m. It should be noted that a structure can be constructed under Permitted Development to a height of 4m under Permitted Development without the need for a formal planning application. The limited height of the extension and any intervening boundary treatment, will mean that there will not be an unacceptable loss of light or overbearing impact on the neighbouring properties.

Resultantly, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMMARY

The proposal is considered acceptable and no objection is raised in relation to the proposed application.

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.

RECOMMENDATION

NO OBJECTION

1 For the avoidance of doubt, the approved plans are hereby:

- Block Plan - 100019980
- Elevations - 10/10/2018