

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

REF NO: LU/297/21/HH

LOCATION: 4 Esmonde Close
Littlehampton
BN17 6DZ

PROPOSAL: Erection of single storey side, rear and front porch extension and loft conversion with 1 x rear dormer

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Construction of a rear extension measuring approximately 5m wide by 4m deep and a front and side extension measuring approximately 2.5m wide by 4.2m in length.

REPRESENTATIONS

Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary

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:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

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, the front and side extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings, and 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 (LNP) 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. In this case, other than policy 2, there no other relevant policies and none of the exceptions apply.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development in the built up area boundary. The site is located within the built up area boundary.

DESIGN AND VISUAL AMENITY

The applicant proposes to demolish existing rear and side extensions and replace them with a 'L' shaped rear and side addition, including a small extension to the front to form a porch. Although a larger scale project, the combination of 2 other built structures into one new one is seen as a positive addition to the host dwelling.

The amount of development is seen to be appropriately scaled when compared to the host dwelling and the plot in which it sits. The spatial character of the area will not be compromised in that the property will still be a semi detached dwelling.

The extension will be built from materials which match those currently found on the host dwelling and with an eaves and roof height considerably lower than the two storey dwelling will make the proposal well integrated with the property.

From the street the porch and side extension, which will form a garage, will be visible. The porch and garage will sit forward of the primary elevation by approximately 1.2m. Other examples of porches can be found at Nos.7 and 12 Esmonde Close and a garage extension which sits flush with the existing frontage can be seen at No. 9 and No. 16 which has had a large front extension that includes a new porch and increase living space to the front of the property. It is therefore considered not to be out of character with the street scene and subservient to the dwelling.

The parking area at the front of the property will be decreased to a size which will not be able to accommodate a car. However due to the provision of a parking space within the garage this loss of 1

space is not considered a reason to refuse the application. There are no restrictions to on street parking.

The rear dormer roof extension will be constructed with materials which match and to a size and scale that could be constructed under the properties Permitted Development Rights. However, due to its position and scale it is well integrated and subservient to the host dwelling.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and policy 1 of the LNP.

RESIDENTIAL AMENITY

In terms of over looking, the extension will only have windows at ground floor level and which face towards the rear private amenity space and towards the front and the public realm, where it is generally accepted that there are no negative impacts from overlooking.

In terms of overshadowing and overbearing, the proposed extension does not exceed the limits set out by the 45-degree rule for rear extensions, similarly a rear garden length above design guidance recommendations will be maintained.

Although the extension will be built up to the boundary its limited height, and good separation gap between it and the neighbouring dwelling of 2.5m mean that it will not be overbearing or overshadow the neighbouring properties amenity space or habitable accommodation.

The dormer roof extension will sit within the external footprint of the host dwelling and as such it will not overbear or overshadow neighbouring properties.

The proposed windows at first floor level will face towards the rear amenity space, there is a 30m separation distance between the external face of the dormer and the rear of the property backing onto the application site, as such it is considered that there will be no negative impacts from overlooking from the second floor windows.

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.

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 Liabe 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;
 - Location and Site Plan 851-DPA-01
 - Proposed Block Plan 851-DPA-07
 - Proposed Plans 851-DPA-04
 - Proposed Elevations 851-DPA-06
 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.