

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

REF NO: LU/2/25/HH

LOCATION: 28 Courtwick Road
Littlehampton
BN17 7NH

PROPOSAL: Single storey side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Prone to groundwater flooding.

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)

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

DESIGN AND VISUAL AMENITY

The site contains a detached bungalow on Courtwick Road, at the junction with Colebrook Road. The proposal would include the construction of a single storey side and rear extension.

The side and rear extension would wrap around the eastern flank and rear elevations of the dwelling. The extension would have a width of 4.5m from the eastern flank of the host dwelling, constructed in line

with the existing front elevation. The extension would have a depth of 13.8m, extending 2.7m beyond the existing rear elevation of the host dwelling, replacing the conservatory. The extension would extend across the rear elevation of the dwelling. Fenestration is proposed within the front, eastern flank and rear elevations of the extension.

The extension would have a flat roof form with a height of 2.9m. The host dwelling occupies a corner plot and as such, the extension would be visible from the street scene of Courtwick Road and Colebrook Road. Notwithstanding this, the extension would not extend significantly beyond the existing conservatory, and whilst the built form would extend closer to the eastern side boundary, it would be set in approximately 1.5m from the eastern side boundary and given the low flat roof form of the extension, the high level boundary treatment and presence of a detached garage to the rear of the site, close to the boundary, the proposed extension would not appear unduly prominent within the street scene. Whilst the flat roof of the extension would not reflect the hipped roof form of the host dwelling, given the existing variation within the street scene of Courtwick Road, the extension would not result in harm to the character or appearance of the host dwelling or street scene.

The proposed development is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed extension would be sited to the east and rear of the dwelling. The neighbour to the east, number 26 Courtwick Road, is separated from the application site by the highway, and as such, the extension would not result in any harm to this neighbour by way of overshadowing or overbearing impacts. The extension would not extend beyond the existing rear elevation of the neighbour to the west, number 30 Courtwick Road, and the extension would be set in approximately 1.1m from the shared boundary with this neighbour. Given the spacing retained between the extension and the western side boundary and the depth and low level flat roof of the proposed extension, the proposal would not result in overbearing or overshadowing impacts to the neighbour to the west.

The extension would include fenestration in the front, eastern flank and rear elevations. The proposed fenestration would be ground floor sited and would not result in any overlooking.

The proposed development is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development is in accordance 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.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent 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:

Plans and Elevations 24/52/3.
The Location Plan 24/52/5.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.