

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

REF NO: LU/319/21/HH

LOCATION: 97 White Horses Way
Littlehampton
BN17 6NL

PROPOSAL: Erection of single storey side and rear extension following the demolition of existing rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Application seeks to erect a single storey side and rear extension with concurrent extension of the roof, following the demolition of the existing conservatory. The proposed extension projects approx 3.35m to the side of the dwelling, approx. 2.5m to the rear of the dwelling and not extending higher than the original height of the dwelling at approx. 5.75m.

RELEVANT SITE HISTORY

LU/282/71 Erect Small Post And Chains Around Front Of Bungalow Approve
09-09-71

REPRESENTATIONS

Littlehampton Town Council: Town Clerk - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-up Area Boundary.

2km Buffer for Site of Special Scientific Interest.

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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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.

Section M of the Arun Design Guide refers to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

DESIGN AND VISUAL AMENITY

Due to the scale of the side and rear extension and the dwelling being located on the corner of the street, the proposal will have significant presence within the street scene and the locality. The proposed extension enlarges the existing dwelling by approx. 65sqm from its original approx. 96sqm. This is a significant increase in scale and as such, is not visually subservient to the host dwelling as required by policy D DM4 (b).

However, the location of the dwelling and scale of the overall property favours the expansion as it provides appropriate space for the scale of the extension. The sister dwelling across the street also has built form up to the southern boundary which concurs with the proposals works to extend the dwelling closer to the southern boundary.

Additionally the neighbouring dwelling to the eastern boundary is a large detached dwelling with multiple projections near to the boundaries of the property. As such, the proposed extension does not compromise the character of the local area. Furthermore, the proposed extension incorporates materials that match the existing dwelling and proposes a matching pitch, height and appropriate form for the roof extension. The proposed form, materials and scale do integrate into the host dwelling making it visually integrated to the existing dwelling despite the scale of the extension.

As a result of these factors, it is not considered to result in significant harmful impact upon the character of the host dwelling or its locality. The proposal is considered to be in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed extension will be situated approximately 1.2m from the southern boundary of the site which fronts the street scene. The extension runs along the southern and eastern side of the existing dwelling, proposing no further encroachment of space between the neighbouring property to the north. The proposal by virtue of its design and location is not considered to give rise to any unacceptably adverse overbearing, overshadowing or overlooking impacts on neighbouring dwellings. The proposal is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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:
 - Existing and Proposed Plans and Elevations PGP/21/11/01A
 - Site Plan

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.