

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

REF NO: LU/325/21/HH

LOCATION: 75 Colebrook Road
Littlehampton
BN17 7NU

PROPOSAL: Erection of two storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal is for the erection of a two storey rear extension to the main building extending the kitchen area at ground floor and creating a new bedroom at first floor level. The proposal would result in a 4 bed dwelling. The rear extension would measure approximately 3.6m in depth x 4.58m in width, characterised by a gabled roof (continuation of the existing with the same height of ridge).
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REPRESENTATIONS

Littlehampton Town Council: No objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and policy 1 of the Littlehampton Neighbouring Development Plan should be considered as well.

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 announces 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.

The Arun Design Guide Supplementary Planning Document (SPD) adopted on 25th January 2021 is a material consideration in the determination of applications. Part M which deals with extensions requires the scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form; privacy can be maintained by locating and designing windows to prevent overlooking. Extensions should preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing.

DESIGN AND VISUAL AMENITY

Dwellings in Colebrook Road (65 - 83) are almost identical in appearance and their two storey gabled roof elements are linked via flat roofed garages. There is wider space between dwelling 77 to the east due to its position on a bend of the road.

The extension would have two storeys, would have the height of the host building, would be visible from the street (from certain angles only) and would not detract from the character and appearance of the host building and the surrounding area.

As a result the proposal would not have a harmful impact upon the host dwelling and surrounding area and would accord with D DM1, D DM4(a), (b) and (e) and of the Arun Local Plan and Arun Design Guide and LNP policy 1..

RESIDENTIAL AMENITY

The two storey storey rear extension would abut the shared boundary with well set forward No77 and its outbuilding and garage in between to the east and within a separation distance of approximately 4m from neighbouring dwelling 73 to the west. No windows are proposed on its flank walls. Therefore the two storey rear extension is not considered to have an adverse impact on the amenity of the neighbouring properties in terms of loss of sunlight, privacy or outlook. Due to the height of the extension there would be some overshadowing and some overbearing to the neighbour. However given the size of the neighbouring garden and relative position of the extension the level of overbearing/overlooking would not be so harmful to warrant a refusal.

Taking into account the above, the proposed development would be in an accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development would accord with relevant ADP policies, policy 1 of the Littlehampton Neighbourhood Development Plan and Arun Design Guide and 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 not CIL Liable; household extension under 100sqm.

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:

The Location Plan;
 Dwg No 2836/01/01, Block Plan;
 Dwg No 2836/01/02, Plans and Elevations as Proposed;
 Dwg No 2836/01/03, Ground Floor Plan;
 Dwg No 2836/01/04, First Floor Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 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.