

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

REF NO: LU/32/26/HH

LOCATION: 34 Parkside Avenue
Littlehampton
BN17 6BQ

PROPOSAL: Single storey side/rear extension and hip to gable loft conversion with rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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 includes a two storey, semi-detached dwelling with attached garage. The proposal is for a single storey side and rear extension, a hip to gable roof extension and rear dormer.

The single storey side and rear extension would have a depth of 4m beyond the main two storey rear elevation of the host dwelling, and a depth of 7.6m beyond the rear wall of the garage, infilling the recessed area to the rear. The side extension would extend 2m beyond the northern flank elevation of the kitchen, in line with the northern flank of the existing garage.

The proposed extension would exceed the guidance depth for rear extensions laid out in the Arun Design Guide (ADG), however is compliant in respect of width and distance from the site boundaries. Given the resultant rear garden depth (approximately 20m) and neighbouring extensions, the conflict with the ADG in terms of the depth of the rear extension, exceeding the guidance by 0.7m, would not result in

demonstrable harm to character or visual amenity in this instance. The extension would have a flat roof form with a height of approximately 3m, reflecting the form of neighbouring extensions. The proposed single storey side and rear extension would not result in harm to visual amenity.

The hip to gable roof extension would not reflect the prevailing character of Parkside Avenue, where the majority of dwellings are in semi-detached pairs with hipped roofs. However, despite the regular layout, dwellings along Parkside Avenue do not appear uniform; front gable projections, side dormers, roof lights and catslide roofs contribute to the varied design in the locality. It should also be noted that a hip to gable roof extension could be constructed under permitted development, thus the roof form of the dwelling could be altered to the same extent without planning permission. Therefore, given the existing variation within the street scene and wider locality, the proposed hip to gable roof extension would not result in demonstrable harm to the visual amenity of the host dwelling, street scene or wider area.

The proposed dormer would be 5.59m in width, with a flat roof and would be set in from both flanks. The dormer would be set 0.25m below the ridge height and 0.3m up from the eaves. As such, the dormer would not be a minor incident on the roof slope, as required for compliance with the ADG. In addition, the dormer would not comply with the ADG guidance in regard to its flat roof form. Whilst the conflicts with the ADG guidance are noted, given the presence of other flat roof dormers to neighbouring properties, albeit at first floor level, and that the dormer would be sited within the rear roof slope, the proposed rear dormer would not result in demonstrable harm to visual amenity. It is further noted that a similar dormer could be constructed within the rear roof slope under permitted development.

On balance, the proposal is broadly in accordance with Arun Local Plan policies D DM1 and D DM4 in regard design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The neighbour to the north, number 32 Parkside Avenue, has an existing single storey extension to the rear. The proposed single storey side and rear extension would not extend significantly beyond the existing rear elevation of this neighbour, and given the spacing maintained between the extension and the northern side boundary, approximately 1.7m, the proposed single storey extension would not result in overshadowing or overbearing impacts to the neighbour to the north.

To the south, the proposed extension would extend 4m beyond the existing rear elevation of the adjoining neighbour and therefore the proposal would result in some overbearing and overshadowing impacts on 36 Parkside Avenue. This neighbour benefits from a large garden, which helps mitigate against any sense of enclosure. Furthermore, there is existing high level close boarded fencing which extends along the shared boundary between the application site and this neighbour and it is noted that an extension of a similar height and depth could be constructed under permitted development. As such, whilst the proposed extension would result in some overshadowing and overbearing impacts to this neighbour, these impacts would not be significant so as to justify the refusal of planning permission in this regard.

The single storey side and rear extension would have two windows and folding doors to the rear elevation only, offering views of the rear garden, resulting in no harm to neighbouring amenity by way of overlooking.

Whilst the bulk of the dwelling would increase at second floor level, given the construction of the hip to gable roof extension and dormer, the spacing between the proposal and neighbouring properties would be maintained; the works to the roof would not result in significant overbearing or overshadowing impacts to neighbouring properties.

In regard to overlooking, the proposed dormer would have two windows on the rear elevation, which

would not offer views significantly different from those available from first floor windows on both the host dwelling and neighbouring properties, resulting in no harm by way of overlooking.

On balance, the proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring amenity.

SUMMARY

The proposal is in accordance with relevant development plan policies and is therefore 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

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.

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 Plan 3447
 - Block Plan 3447/01/06

- Proposed Elevations 3447/01/02
- Proposed Ground Floor 3447/01/03
- Proposed First Floor Plan 3447/01/04
- Proposed Second Floor Plan 3447/01/05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 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 NPPF.