

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

REF NO: LU/332/19/HH

LOCATION: 1 Swanwick Walk
Manning Road
Littlehampton
BN17 7FF

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Town Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within 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)
DSP1	D SP1 Design

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
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Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and Policy 2 of the Littlehampton Neighbourhood Development Plan.

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.

Policy 1 of the Littlehampton Neighbourhood Development Plan 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.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development within the built up area boundary.

DESIGN AND VISUAL AMENITY

Due to its location, and the boundary treatment, the proposed rear extension is not visible from the street scene and therefore does not give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the area. The maximum height of the proposal is 2.7m, and as such, is approximately 4m lower than the maximum height of the host dwelling. However, the proposal projects approximately 7.5m from the rear of the host dwelling, which is approximately 78% of the overall length of the host dwelling. As such, the overall footprint, and length of the proposal is considered to cause the proposed extension to not be subservient to the host dwelling. However, resultant of the aforementioned boundary treatment, the proposed development will not be visible from the public realm, and as such, considered to be an acceptable extension to the host dwelling.

The proposed development is not considered to result in any significantly harmful impact upon the locality, due to its siting, and the boundary treatment present. Due to its scale, and design, it is not considered to appear subservient to the host dwelling, or sympathetic within the residential plot. However, as it will not be visible from the public realm, it is considered to be in accordance with D DM1(2), D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is considered to have a significantly harmful impact upon the residential amenities of the neighbouring dwelling. It is considered that as a result of the scale, and proximity of the rear extension to the North-Eastern boundary of the application site, it will have an unneighbourly and overbearing impact on the occupiers of the neighbouring property. The proposed extension is at a height of 2.7m, which is approximately 0.9m above the height of the boundary treatment. At a length of approximately 7.5m, this is considered to result in an unneighbourly impact upon the adjacent occupier, as it runs along the majority of the properties garden, albeit, set back. With regard to loss of privacy, all of the proposed openings are at ground floor level, and therefore, do not provide any views different to those available from the application site at current.

The proposed development is considered to be in conflict with D DM1(3) and D DM4(c) of the Arun Local Plan, due to its detrimental impact on the occupiers of the dwelling to the North of the application site, by

way of overbearing, and an unneighbourly impact.

SUMMARY

The proposed development is conflict with D DM1(3) and D DM4 (c) of the Arun Local Plan and policy 1 of the Littlehampton Town Council Neighbourhood Plan, in that it results in a significantly harmful impact on the occupiers of the dwelling to the North, by way of an overbearing impact.

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.

RECOMMENDATION

REFUSE

- 1 The proposal, due to its height and length, will have an unneighbourly overbearing effect on the occupiers of 2 Swanwick Walk, Manning Road in conflict with D DM1(3), and D DM4(c) of the Arun Local Plan and Policy 1 of the Littlehampton Neighbourhood Plan.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.