

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

REF NO: LU/334/21/HH

LOCATION: 3 Maltravers Drive  
Littlehampton  
BN17 5EY

PROPOSAL: Single storey rear infill extension.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION      The application seeks to construct a single storey rear infill extension approx. 5m wide across the rear of the dwelling, projecting approx. 1.9m toward the rear of the dwelling and approx. 2m in height with a flat roof and 2 No. skylights.

## RELEVANT SITE HISTORY

|           |                                              |                     |
|-----------|----------------------------------------------|---------------------|
| LU/243/97 | Garage at side of property with bedroom over | Refused<br>28-11-97 |
|-----------|----------------------------------------------|---------------------|

## REPRESENTATIONS

Littlehampton Town Council - Town Clerk: No Objection.

No representation received from nearby occupiers.

## CONSULTATION RESPONSES RECEIVED:

Noted.

## 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                                            |

[Littlehampton Neighbourhood Plan 2014 Policy 2](#)      A Spatial Plan for the Town

**PLANNING POLICY GUIDANCE:**

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13 Arun District Design Guide (SPD) January 2021

**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1, D DM4 of the Arun Local Plan and Policies 1 and 2 of the Littlehampton Neighbourhood 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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

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 in the built up area boundary.

**DESIGN AND VISUAL AMENITY**

The proposal seeks a single storey infill extension located to the rear elevation of the dwelling.

The extension is modest in size at approx. 1.9m in depth, approx. 2m in height and extending approx. 5m across the rear of the dwelling from the rear projection of the existing garage to the western boundary, featuring a flat roof with 2 No. skylights. This extension appears to be a subservient visually integrated addition to the property due to it's scale and matching materials. Furthermore, due to the scale of the proposal, it is not considered to be overbearing on neighbour dwellings. The extension is to the rear and not visible from the street. With no viewpoints from the wider area, the proposal does not result in harm upon the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance'. 'Scale, massing and positioning of extensions should be visually subservient

to the existing property. The proposal complies with this, being appropriate in scale.

#### NEIGHBOURING RESIDENTIAL AMENITY

The extension will have a depth of approx. 1.9m, with a width of approx. 5m. The rear extension proposes having glass doors and windows across the rear, overlooking the rear garden. There is no obstruction of neighbouring 45 degree sightlines. This is due to the rear projection of the proposal being only marginally further back than the western neighbour dwelling, the eastern neighbour dwelling sitting further back, the extension being of single storey and the presence of sufficient spacing between each neighbouring dwelling. It is considered there is no adverse impact by way of overlooking.

The proposed development is not considered to result in significant harm upon neighbouring amenity and accord with D DM1 and D DM4 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 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.

#### 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:
- Proposed ground floor plan and section BSB/21/891/2
  - Existing and proposed elevations BSB/21/891/3
  - Location and Block 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.