

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

REF NO: LU/335/21/HH

LOCATION: 14 West Head
Littlehampton
BN17 6QP

PROPOSAL: Erection of self-contained annexe in rear following the demolition of existing rear shed.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Residential annex to rear garden of property. Annex measures (overall) 7m by 7m in 'L' shape configuration.

REPRESENTATIONS

Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
Built up area boundary
2km Buffer zone SSSI**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

DSP1 D SP1 Design

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2

A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

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 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 (LDP) seeks to focus development in the built up area boundary (BUAB) The site is situated within the BUAB.

Arun's SPG states that infill back garden development should respect the character and amenities of the neighbouring urban area, be subservient to existing properties, and their layout should seek to maximise the outlook of neighbours.

DESIGN AND VISUAL AMENITY

It is proposed to construct an 'L' shaped detached annex building for use by family members in connection with the main dwelling. The occupants will co-exist between the outbuilding and the main dwelling.

The building (at its widest points) will be 7m by 7m, single storey with a flat roof. The outbuilding will be accommodated within the rear garden in place of a shed. The outbuilding will not alter the established spatial character of the area nor be visible from the street.

Its design takes a modernistic approach whereas the host dwelling contains traditional building materials, however, with such a limited scope to visually impact adjoining land this is not seen as a reason to refuse the application.

The addition of an annex within the rear garden of the dwelling will increase the sites adaptability for its occupants.

The proposed annex to the rear of the property accords with policy D DM1 of the Arun Local Plan and Policy 1 of the LDP in that it provides adaptability for the site and its occupants without compromising the street scene or spatial character of the area.

RESIDENTIAL AMENITY

All proposed fenestration will be positioned to have views towards the centre of the site, back towards the main house. These will be located at ground floor level and therefore no negative impact from overlooking is foreseen.

As this annex is designed to be used as ancillary accommodation it is considered that this will not create a nuisance to the immediate neighbouring properties. However, this could be the case should it ever be utilised by persons unrelated to the main dwelling. A condition will be attached to the decision stating that the annex will not be able to be occupied as a dwelling in its own right, nor that it can become an independent unit from the main dwelling.

Being a low level single storey building with a flat roof its maximum height will only be 700mm higher than fence lines, it has also been design to be a minimum of 750mm away from boundaries, it is therefore considered not to overbear or overshadow neighbouring properties amenity space.

Having regard to the annex's impact, density and scale. It is considered to accord with policy D DM1 of

the Arun Local Plan in that it will not be overbearing, overshadow or create an unacceptable loss of privacy to adjoining neighbours.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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:
 - Block Plan 002
 - Location Plan 001

- Proposed Plans 003
- Proposed Elevations 004

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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 14 West Head as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 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.