

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

REF NO: LU/343/21/HH

LOCATION: 2 Fairway
Littlehampton
BN17 6PY

PROPOSAL: Part demolition of garage, single storey side extension and pitched roof to match existing house

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Construction of a ground floor side extension between the house and the side boundary of the property measuring 9.04 metres in length, 3.7 metres in width with an eaves height of 2.2 metres and a pitched roof ridge height of 3.7 metres.

REPRESENTATIONS

No comments received by the Town Council or any third parties.

POLICY CONTEXT

Designation applicable to site:
LOCAL PLAN

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)

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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 neighbourhood plan is a presumption for sustainable development measured against the neighbourhood plan. The development complies with neighbourhood plan policy.

Policy 2 is a spatial plan of the town which supports development within the built up area boundary which this development is within

DESIGN AND VISUAL AMENITY

The extension is located to the side of the site and is visible from the street scene. The roof rises up from the front of the dwellinghouse to a pitched roof ridge. The new extension would fill the entire space between the house and the side boundary. The neighbouring property, 44 Tideway, has a garage running along the boundary adjacent to the proposed extension.

There is a garage on the site which this new extension would replace.

The roof would be pitched and the height of the pitched roof would be 3.6 metres with a length of 9.06 metres. It is considered that the siting, scale and design of the proposed extension is such it would be a subservient and well integrated addition.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with the design guide being of appropriate scale to the host dwelling.

By reason of this being a part replacement structure and the remaining resultant siting and size, the proposal is not considered to result in adverse harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, the Design Guide.

RESIDENTIAL AMENITY

The extension will have a depth of 3.6 m, a length of 9.04 metres with a height to pitched roof ridge of 3.7 metres. This would face the side elevation of the neighbouring property 44 Tideway, which does not have any primary habitable windows in it and is therefore considered to have an acceptable impact.

The extension will not have any side facing windows in it and therefore due to its siting and with it being single storey in nature is not considered to result in adverse overlooking.

The proposed development is not considered to result in adverse harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development by virtue of its siting and size is deemed to accord with relevant development plan policies cited above 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 plan;
General arrangement as proposed drg.no. 6576.PG1A dated October 21

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 and the Arun Design Guidance.

- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan and the Arun Design Guidance.

- 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.