

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

REF NO: LU/346/21/HH

LOCATION: 47 St Marys Close
Littlehampton
BN17 5QE

PROPOSAL: Erection of first floor rear extension including 1 x rear juliet balcony and alterations to ground floor rear fenestration/openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION First floor extension above existing ground floor extension to rear of property.

RELEVANT SITE HISTORY

LU/240/11/	Single storey flat roof rear extension.	ApproveConditionally 23-09-11
LU/330/86	Single-Storey Extension To Lounge	ApproveConditionally 01-09-86

REPRESENTATIONS

Town Council - No Objection

1 Letter from neighbour - Objection

- Two-storey extension out of character with adjacent bungalows.
- Flat roof extension is unprecedented.
- Negative impact to light levels.

OFFICER COMMENTS

The extension is to a two-storey house forming part of a row of 6 other two-storey properties, similar in character and the extension will have a pitched roof.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation 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
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

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
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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 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 (LNDP) 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 (BUAB). The site is located with the BUAB.

DESIGN AND VISUAL AMENITY

The proposal is for an additional floor above an existing single storey rear extension. An extension above an existing structure is seen as an effective use of the site under design guidance. The spatial character of the site will not be compromised further to the works, it will still be a two-storey property on a fair sized plot.

Glimpses of the extension will be visible from the street meaning that there will be no material harm to

the character and appearance of the area. As a result of its appropriate size and scale and replication of critical design features such as the ridge height and eaves line, the extension will be subservient to the host dwelling.

A departure from existing material finishes has been proposed, a weather board cladding has been introduced into the scheme. This is not seen as a reason to refuse the application as extensions to the rear elevations of properties are given greater design freedom under design guidance.

Comments have been received stating that the second storey extension to the property would be out of character with the host dwelling and surrounding area. No. 47 sits within a uniform group of 6 of two-storey properties some of which are semi-detached. Within this section of St Marys Close, the neighbouring properties with adjoining boundaries are all two-storey. The property sits on a fair-sized rectangular plot. A two-storey extension is an appropriate form of development to this property.

Comments also mention that a flat roof addition would be unprecedented and out of character, however the extension will have a pitched roof of a similar pitch to the existing roof.

Having regard to the aspects of form and design quality, the proposal is deemed to accord with D DM4 (a)(b) of the Arun Local Plan, Part M of the Arun Design Guide and policies 1 and 2 of the LNDP.

RESIDENTIAL AMENITY

Having regards for the 45-degree rule for rear extensions, which measures the level of overshadowing to neighbouring properties, this addition sits well inside the allowed limits by means of its central location within the plot. As recommended by design guidance a rear garden exceeding 10.5m will be retained. As the extension is above an existing ground floor structure the existing separation distances between boundaries and the extension will be maintained at current levels. Given these factors the extension will not overbear nor overshadow the neighbouring properties.

Windows will follow the established character of the street and face north and overlooking the rear garden, no side facing windows are proposed.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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;
 - Location and Block Plan S301
 - Proposed Ground Floor Plan P201
 - Proposed First Floor Plan P202
 - Proposed Roof Plan P203
 - Proposed North Elevation P204
 - Proposed East Elevation P207
 - Proposed West Elevation P205
 - Proposed South Elevation P206
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.
- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy D DM4 of the Arun Local Plan.
- 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.