

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

REF NO: LU/362/21/HH

LOCATION: 1 North Ham Road
Littlehampton
BN17 7AR

PROPOSAL: Erection of single storey side/rear extension including the installation of 2no. rooflights to pitched roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Erection of single storey side/rear extension including the installation of 2 No. rooflights to pitched roof. The proposed side/rear extension projects approx. 7.8m along the side of the dwelling to the rear of the property, concluding at a rear projection of approx. 1.6m from the existing kitchen. The proposed side/rear extension is approx. 2.5m in width, approx. 3.2m at the pitched roof peak and approx. 2.3m in height at the roof edge.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations from nearby neighbouring occupants.

CONSULTATION RESPONSES RECEIVED:

None.

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

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**

In this case, the key policies are D DM1 & D DM4 of the Arun Local Plan and Section M of 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.

Section M of the Arun Design Guide refers to householder extensions. 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.

Section H of the Arun Design Guide refers to private and communal residential outdoor amenity space. Aiming to provide private and communal residential outdoor amenity spaces which are of a high quality and can be safely and conveniently accessed by all residents. When concerning private residential amenity spaces such as rear gardens, it emphasises privacy, appropriate size and shape, and consideration of amenity through availability of sunlight.

DESIGN AND VISUAL AMENITY

The proposed side/rear extension is single storey and modest in scale. The proposed extension projects approx. 7.8m to the rear of the property, along the side of the property at an approx. width of 1.4m. The rear projection is approx. 1.6m deeper than the furthest rear elevation of the existing property with a width of approx. 2.5m. The proposed rear projection does not exceed that of the existing building line of neighbour dwellings. Section H of the Arun Design Guide, when concerning rear garden space, sets out a minimum distance of 10.5m from the rear elevation of a dwelling to the rear property boundary. The Design Guide does state however, 'smaller gardens with adequate daylight and privacy may also be acceptable in certain circumstances, when justified'. In this instance, the existing rear garden is approx. 10m in depth with an outbuilding similar to those seen in neighbouring dwellings. The existing rear garden depth is lower than that of the minimum distance however, the proposal does not hinder privacy within the rear garden amenity space. Due to the proposal not hindering privacy, not exceeding rear neighbouring building lines, retaining approx. 8.6m to the rear boundary and what is considered adequate sunlight availability based on nearby topography, the lower than minimum rear garden distance is considered justified. The reduction of rear garden amenity space is considered acceptable. The rear garden distance is justifiably lower than the minimum recommended by Section H of the Design Guide and as such is compliant with Section H of the Arun Design Guide.

The materials in this proposal match those present in the existing dwelling. The proposal is modest in scale relative to the existing host dwelling and is a subservient addition. The proposal has a pitched roof design with a lesser pitch than the existing roof. The height of the proposed extension is approx. 2.3m at the roof edges and approx. 3.2m at the proposed roof peak. It is noted in section M of the Arun Design

Guide, that extensions should utilise a roof pitch matching that of the host dwelling. However, should the proposed roof pitch match that of the existing, the roof peak would obstruct the first floor north side windows and the difference between the proposed and existing roof pitch is approx. 5 degrees. This is not considered a significant or unjust deviation from the existing roof pitch. Due to the scale, massing and visual integration, the proposed extension is considered to be subservient and compliant with policies D DM1(1) & D DM4(a) and (b) of the Arun Local Plan. Although the pitched roof design is not strictly in accordance with Section M of the Arun Design Guide, the design is appropriate given its positioning below the first floor north side windows which results in a pitch deviating only approx. 5 degrees from the guidance set forth by the Design Guide.

The proposal is in accordance with policies D DM1(1), D DM4(a), (b) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The host dwelling is an end of terrace, two storey dwelling that has one attached neighbour dwelling to the north. The southern boundary of the property is met with a separation between the southern boundary of the property and the rear boundary of neighbouring properties to the south. The proposal is to the side/rear. The existing southern elevation obstructs the entire proposal from view from the south except from the rear projections proposed roof. This has minimal to no impact on views from the neighbouring dwellings to the south. The eastern (rear) boundary of the property is also met by separation from the eastern neighbour dwelling. Furthermore, the neighbour dwelling to the east has no rear facing second storey windows and as such, will not have any significant view points in which the proposal is present. Any adverse impacts on neighbouring amenity, will only affect the attached neighbour dwelling to the north.

The proposed side/rear extension is single storey at a height of approx. 2.3m at the roof edges and approx. 3.2m at the roof peak. The proposal runs along the northern site boundary at a height approx. 0.9m taller than that of the existing boundary treatment (a wall approx. 1.6m in height). The proposed side/rear extension projects approx. 7.8m to the rear across the north neighbouring boundary therefore, increasing the sense of enclosure in the rear garden of the attached neighbour dwelling to the north. This additional enclosure intersects the 45 degree sightlines from the northern neighbour dwellings rear glass doors. This will have an effect on the neighbouring dwelling by way of overbearing. However, the host dwelling for the proposal is a two-storey dwelling and separated from the northern boundary by approx. 1.4m. As such, the proposed single storey extension although increasing the enclosure of the neighbouring garden, does not give rise to any significant increase in loss of light and does not further obscure 45 degree sightlines beyond that of what is achieved by existing built form.

The proposed extension includes the introduction of 2 No. rooflights and 1 No. rear facing window at the rear of the extension. The proposed rooflights are not deemed to give rise to any adverse overlooking impacts owing to their height of approx. 2.7m from floor level. The proposed rear facing window is at a height of approx. 1.4m above floor level and can overlook into the rear half of the northern neighbour dwellings rear garden due to the proximity to and height of the northern boundary fence being approx. 1.6m from ground level. However, it is noted that there are existing rear facing second storey windows on the host dwelling that provide opportunity for adverse overlooking impacts and permitted development rights allow for the erection of a 1.8m fence at the boundary that would obscure any adverse overlooking impacts. Therefore, the proposed extension is not considered to result in any significant additional overlooking impacts on neighbouring properties for it to not be compliant with policies D DM1 (3) and D DM4 (c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and guidance. As such, it is recommended for approval subject to the following conditions.

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 Location and Block Plans PL04
- Proposed Ground Floor Plan PL05
- Proposed 1st Floor and Roof Plan PL06
- Proposed Elevations and Sections PL07

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 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.