

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

REF NO: LU/364/21/HH

LOCATION: 23 Blakehurst Way
Littlehampton
BN17 6HE

PROPOSAL: Erection of single storey rear extension following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks to erect a single storey rear extension following the demolition of the existing rear extension. The proposal projects approx. 3.9m to the rear of the property and extends approx. 7.75m from the eastern boundary across the rear of the host dwelling. The proposal has a flat roof design with a shallow pitch that is approx. 2.9m in height with a skylight that reaches approx. 3.3m in height.
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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 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

CONCLUSIONS

PRINCIPLE

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

Arun has 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. Section M presents the '60 and 45 degree rules'. These rules refer to the 60 and 45 degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of and loss of sunlight. The 60 degree rule specifically considers single storey rear extensions.

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 host dwelling is a semi-detached bungalow with a pitched roof design. The proposal utilises matching materials to those present on the existing dwelling. The proposal projects approx. 3.9m to the rear of the property and extends approx. 7.75m from the eastern boundary across the rear of the host dwelling. The proposal has a flat roof design with a shallow pitch that is approx. 2.9m in height with a skylight that reaches approx. 3.3m in height. The proposal scale of the proposal is such that it is not considered visually subservient to the host dwelling. Although, it is of acceptable scale as there is substantial retention of private amenity space and it does not give rise to adverse impacts on neighbouring amenity. There are other large scale rear extension examples in the locality such as those seen at 12 Blakehurst Way, 7 Madehurst Way and 25 Highdown Drive. The proposal is not out of character for the area. The proposal retains approx. 18m to the rear of the property which is considered substantial private amenity space. Despite the proposals visual integration through the use of appropriate materials, the scale of the proposal means it cannot be considered visually subservient to the host dwelling. The scale is however, acceptable given the size of the host dwelling and the retention of substantial private amenity space.

The proposal is complies with policies D DM1 and D DM4(a) of the Arun Local Plan. However, it does not comply with policy D DM4(b) of the Arun Local Plan due to the scale of the proposal preventing it from being considered visually subservient however, the scale is considered acceptable within its locality.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal is to the rear of the property and cannot be seen from the street, as such it has no adverse impact on the street scene. The neighbour dwelling to the east has no viewpoints of the proposal. The proposal is of single storey and to the rear of the dwelling however, it does meet the western boundary. The attached neighbour dwelling to the west (21 Blakehurst Way) has a rear porch that is approx. 0.3m from the western boundary way. The proposal extends approx. 1.7m further to the rear of the property than the neighbouring porch however, it does not intersect any of the western neighbours 60 or 45 degree sightlines. The height of the proposal is approx. 2.8m and meets the western site boundary. It does not cause any significant loss of light. Furthermore, the boundary treatment that separates 23 and 21 Blakehurst Way consists of dense vegetations and an approx. 1.9m fence. The erection of this single storey rear extension, despite meeting the boundary, is not considered to give rise to any substantial adverse impacts on the amenity of any neighbour dwellings by way of overbearing, overshadowing or overlooking.

The proposal is in compliance with policies D DM1(3), D DM4(a) and (c) of the Arun Local Plan and section M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies or be acceptable within its locality despite certain non-compliance 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 LH/BHW/03
- Site Plan
- Proposed Plans LH/BHW/04

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.