

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

REF NO: LU/368/19/HH

LOCATION: 3 Meadow Way  
Littlehampton  
BN17 6BW

PROPOSAL: Proposed 2-storey front extension.

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| <b>SITE AND SURROUNDINGS</b> |
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DESCRIPTION OF APPLICATION      As above

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| <b>REPRESENTATIONS</b> |
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**REPRESENTATIONS RECEIVED:**

Littlehampton Town Council

No objection.

One letter of objection due to fears of overlooking and loss of privacy. Request for a minimum of the 1st Floor window on the Eastern elevation to be obscure glazed.

**CONSULTATION RESPONSES RECEIVED:**

None

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| <b>POLICY CONTEXT</b> |
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Within the Built Up Area Boundary

**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                                            |
| SDSP2 | SD SP2 Built-up Area Boundary                           |

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|----------------------------------------------------------------|------------------------------------------------------|
| <a href="#">Littlehampton Neighbourhood Plan 2014 Policy 1</a> | 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 |

## CONCLUSIONS

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 and 2 of the Littlehampton Neighbourhood Development Plan.

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 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 within the built up area boundary.

The site is occupied by a detached two storey dwelling where the front garden that has been converted for off road parking.

### DESIGN AND VISUAL AMENITY

Due to the location of the proposed development being to the front of the property it is highly visible from the street scene. Whilst the proposal is considered to comprise a significant change to the appearance of the host dwelling, it is not considered to have a significantly detrimental impact on the character of the host dwelling, resultant of its modest scale. The proposal is not considered to appear as a prominent and obtrusive within the locality, as a result of its design appearing sympathetic to the host dwelling, the fact that the area is host to a many varying design and scales of dwellings. The proposed development is considered to be in accordance with D DM1 and D DM4(a) of the Arun Local Plan.

The proposed front extension will have a width of 2.98m, a depth of 2.765m, with an eaves height to match that of the existing two storey element of the dwellinghouse at 5.25m and a proposed pitch height of 6.85m. As such the proposed development is considered to be in accordance with D DM1, D DM4(b) and (e) of the Arun Local Plan.

### NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significantly harmful impact upon the residential amenities of neighbouring dwellings, by way of overshadowing or overbearing. This is as a result of its scale, siting and the aspect of the development. The proposed development is not deemed to result in a loss of privacy to occupiers of neighbouring dwellings, as it features only two openings at first floor level facing the street scene nor more projecting forward than current first floor openings and a small window that looks into a neighbouring wall with little to no views into the neighbouring property. The other openings are at ground floor level, and therefore, provide no views currently unavailable from the garden as current.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

### SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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 2 Storey Front Extension AR-141 07
  - Proposed 2 Storey Front Extension AR-141 06
  - Proposed 2 Storey Front Extension AR-141 05
  - Proposed 2 Storey Front Extension AR-141 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.