

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

REF NO: LU/36/22/HH

LOCATION: 1 Coleridge Crescent
Kingley Gate
Littlehampton
BN17 7FJ

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect a single storey side extension that is 6.5m in depth, 3.3m in width and 3.5m in height.

REPRESENTATIONS

Littlehampton Town Council - Objection:

Proposals were considered to be an overdevelopment of the site and out of keeping when compared to existing development in the vicinity.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Natural England comments:

Not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

OFFICERS COMMENTS:

Although this site is within an area that is functionally linked to the Arun Valley Special Protection Area (SPA), It is not considered that this proposal presents any risk to the Arun Valley SPA.

POLICY CONTEXT

Built-Up Area Boundary.

Arun Valley SPA (functionally linked area).

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)
 ENVSP1 ENV SP1 Natural Environment

[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

CONCLUSIONS

PRINCIPLE

The key policies considered are ENV SP1, D DM1 & D DM4 of the Arun Local Plan, Policies 1 and 2 of the Littlehampton Neighbourhood Plan, Section M of the Arun Design Guide and Paragraphs 180 & 181 of the NPPF.

Policy ENV SP1 states that the council will 'encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites'. This proposal is not considered to have any adverse impact on the biodiversity or natural environment of this area which is functionally linked to the Arun Valley SPA.

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.

Paragraphs 180 and 181 of the National Planning Policy Framework (NPPF) regard the decision process in which Local Authorities should undergo when deciding proposals that may have effect habitats or biodiversity, especially when they are located within an area or site of special protection. The proposal is located within an area that is functionally linked to the Special Protection Area.

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 '45 degree rule'. This refers to the 45 degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of viewpoints and loss of sunlight.

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 (BUAB). This proposal is within the BUAB and as such, is compliant.

DESIGN AND VISUAL AMENITY

The proposal is of moderate scale relative to the host dwelling and considered visually subservient. It is a single storey side extension that features a shallow pitched roof design and matching materials to those found on the existing dwelling. The proposal is visually integrated with the host dwelling. The siting of the proposal is such that the extension is very prominent within the street scene, being located on a side 'strip' of land that is external to its rear garden wall. The proposal would capitalise on this outer 'strip' of land as although it is within the curtilage of the property, it is external to any privacy offered by its rear garden wall as it does not surround the boundary. Although the proposal would be prominent within the street scene, the visual impact is not considered to be significantly adverse, owed to its matching external finishes, subservient scale and being set back from the front elevation by approx. 3m. Additionally, the proposal would make efficient use of a section of the curtilage that is unique in scale to this dwelling and currently, may not able to be readily enjoyed due to its lack of privacy.

The proposal is within a relatively new property development that has yet to feature any large quantity or variety of extensions or alterations. However, the application site is the only one in the Crescent that features a side 'strip' of land capable of accommodating such an extension and is therefore unlikely to be replicated elsewhere.

This proposal is in keeping with the design of the single storey rear projections/garages that are featured on the existing dwelling and other dwellings around Coleridge Crescent. Furthermore, the materials and external finishes are to match the host dwelling and the brickwork walls. The roof pitch will match that of the detached garage sited approx. 4m to the South of the proposal. As a result the extension will not have an unacceptable negative impact on the street scene.

The proposal is compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Section M of the Arun Design Guide sets out the '45 degree rule' which regards 45 degree sightlines and light accessibility lines from neighbouring viewpoints. The proposal is of single storey and to the South (side) elevation which is not neighboured by any dwellings. As such, there is no intersection of any 45 degree sight lines and there are no adverse impacts by way of overshadowing or overbearing on neighbouring amenity space.

There are to be 1 No. front facing window and 1 No. set of rear glass doors. The front facing window is to look out onto the street and as such, will give no rise to adverse impacts by way of overlooking on any neighbouring amenity space. The set of rear glass doors look out to the rear garden and as such, also give no rise to adverse impacts by way of overlooking.

By virtue of not being overshadowing, overbearing or overlooking on any neighbouring dwellings, the proposal is compliant with policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

ARUN VALLEY

The proposal is located within the Arun Valley Impact Risk Zone (IRZ) meaning it is an area in which

impacts on biodiversity can impact the Arun Valley SPA as it is functionally linked. Paragraphs 180 and 181 of the NPPF address the importance of protecting biodiversity, habitats and areas of special protection. Paragraph 180(b) states that if proposed development is to have a adverse impact on one such area of special protection it should not normally be permitted. The proposal is not considered to have any adverse impact on the Arun Valley SPA and as such, can be supported.

The proposal is compliant with policy ENV SP1 of the Arun Local Plan and paragraphs 180 and 181 of the NPPF.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies 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 not CIL Liable.

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, Elevations and Roof Plan Dwg No 21/4855/2
- Location Plan and Block Plan Dwg No 21/4855/1

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.