

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

REF NO: LU/384/21/HH

LOCATION: 18 Middle Mead
Littlehampton
BN17 6QH

PROPOSAL: Single storey rear extension following demolition of existing rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to erect a single storey rear extension that projects approx. 3.3m to the rear of the property and extends approx. 7.43m across the full width of the property with a further approx. 0.9m projection to the northern (side) boundary. The proposal incorporates a flat roof design and is approx. 2.7m in height with 2 No. new skylights.

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

Littlehampton Neighbourhood Plan 2014 Policy 2

A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****PRINCIPLE**

The key policies 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 an existing rear extension. The existing rear extension projects approx. 2.8m to the rear, is approx. 3.1m in width and approx. 2.7m in height. The proposal is significantly larger than the existing rear extension but maintains the same approx. height. The proposal is of moderate scale relative to the host dwelling. It projects approx. 3.3m to the rear of the property and extends approx. 7.43m across the full width of the property with a further approx. 0.9m projection to the northern (side) boundary. Section M of the Arun Design guide, states that single storey rear extensions should as a principle, be limited to an approx. depth of 3.3m which is met by this proposal.

The proposed rear extension also incorporates matching materials to those found on the host dwelling making it visually integrated by design. The proposal, is of moderate scale and despite its projection on the north elevation (approx. 0.9m) remains sympathetic to the host dwelling.

The proposal complies with policies D DM1, D DM4(a) of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

There are multiple examples of similar scale rear extensions within the locality. Examples can be found at 30 and 32 The Winter Knoll, and 11 Middle Mead. As such, the proposal is not considered out of character within its locality.

The proposed extension projects approx. 3.3m to the rear of the property which is an appropriate depth following Section M of the Arun Design Guide. Section M also sets in principle, to 60 degree rule. The attached neighbour to the south (17 Middle Mead, Littlehampton) has a rear facing window located close to the southern (connecting) boundary. The 60 degree sightlines from the centre of this rear window are not intersected by the proposal. Furthermore, the 45 degree lines from this neighbouring window are not intersected by the height of the proposal and as such, the proposal does not significantly prevent access to sunlight. Therefore, the amenity of the attached neighbour 17 Middle Mead is not significantly adversely impacted by way of overbearing or overshadowing.

The proposed extension includes a set of rear facing glass doors and a rear facing glass window. These both lookout to the rear garden which retains approx. 11.25m to the rear boundary. These windows are single storey and retain substantial rear depth. They do not provide any viewpoints onto neighbouring properties and as such, do not give rise to any adverse impacts by way of overlooking.

Any viewpoint of the side projection from the front is minimal and obscured by fencing that connects the side of the property to the northern site boundary. Furthermore the visible profile is likely to be minimal and consist of appropriate visual design and integration. As such, this proposal does not negatively impact the street scene.

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

SUMMARY

The proposed development accords with the relevant development plan 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.

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 Floor Plan and Elevations 1110/02 A.
- Site Location Plan and Block Plan 1110/03.

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.