

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

REF NO: LU/393/21/HH

LOCATION: The View
Rope Walk
Littlehampton
BN17 5DE

PROPOSAL: Single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey hipped roof extension measuring 5.39m in depth by 5.45m in width.
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REPRESENTATIONS

Parish Council - No Objection

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Flood Zone 3.
Built up area boundary.
2km Buffer zone SSSI

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)
WDM2	W DM2 Flood Risk

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**

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 recently 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. In this instance, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

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 site is within the BUAB.

DESIGN AND VISUAL AMENITY

Rope walk consists of various residential properties intermixed with small mobile home parks and industrial units, this gives a variable street scene in terms of position of buildings within their plots, heights of buildings, materials finish and boundary treatments of each plot. The proposed extension will be located to the front of the building, 23m back from the roadside and set well behind the building line created by the adjacent holiday park and No. 10 Rope Walk. The View is set behind 1.8m boundary fence/hedging with a set of 1.8m gates fronting directly onto the street. Despite its prominent position on site it has limited impact to the area and street scene as a whole and will not compromise the spatial character of the area.

The extension has been designed to be constructed using materials which will match the existing and will retain features such as an eaves height equal to the existing dwelling. Overall it is considered to have an appropriate scale when compared to the host dwelling and given its lower ridge height it is still considered subservient to the host dwelling.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The site and the immediate area has an informal plot arrangement. The properties immediately adjacent to the site are laid out facing North-South, whereas The View faces East-West. All of the properties to the southern side of Rope Walk have very small rear gardens, with the holiday homes abutting the boundary with their 'rear' elevation affording them a small amenity space to the side of each of the mobile homes.

The View's plot is by far the largest in the area.

The extension will protrude adjacent to the rear elevation of the mobile homes in Kandy Park to the East. However it is noted that the separation gap currently present between The View and its southern boundary will be retained at 1.1m. Given the sporadic nature of the development in this area, none of the traditional planning guidance rules will be applicable as there is no uniformity to the orientation of the buildings. The proposed structure has been designed with a fully hipped roof, a ridge height lower than the existing building and with an eaves line to match and as such it will not adversely effect by means of being overbearing to the mobile homes within the park. As the extension is located in a northerly direction to the mobile homes there will be no overshadowing impact from the development.

The extension is located 5.5m away from its northern neighbours and as such there is no impact from overbearing or overshadowing to these neighbours.

In terms of overlooking all proposed fenestration will be located at ground floor level, where it is generally accepted that negative impact from overlooking will not occur.

Due to it not being overbearing, overshadowing and overlooking the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

FLOOD RISK

The site is located within Flood Zone 3 and is particularly vulnerable to flooding.

Policy W DM2 of the Arun Local Plan requires that development in areas at risk of flooding needs to demonstrate via a Flood Risk assessment that development will be safe, identifies adaptation and mitigation measures and appropriate flood warnings and evacuation measures are in place.

A flood risk assessment has been produced for the scheme and sets out mitigation measures for the development to protect the structure and occupants in times of flooding. Conditions will be attached to the permission to ensure that the development provides these measures. As a result the proposed development is considered to comply with policy W DM2 of the Arun Local Plan.

SUMMARY

For the reasons set out above the proposal is compliant with Development Plan policy and permission is recommended 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- Floor Risk Assessment 91570-Whiby-RopeWalk
- Proposed Plans 02
- Location and Block Plan 05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 The finished floor levels for habitable/sleeping accommodation should be set no lower than existing levels within the dwellinghouse.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to comply with the Flood Risk Assessment in accordance with W DM2 (d) of the Arun Local Plan.

- 4 The mitigation measures, identified in the Flood Risk Assessment, submitted by the applicant and prepared by UNDA dated February 2022, reference 91570-Whiby-RopeWalk, shall be fully implemented prior to occupation.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with W DM3 of the Arun Local Plan.

- 5 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local

Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 6 **INFORMATIVE:** Any works in under or over the Ropewalk Ditch, a classified main river under the jurisdiction of the Environment Agency or within 8 metres from the watercourse bank edges, a Flood Risk activity Permit (FRAP) will need to be applied for.