

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

REF NO: LU/405/21/HH

LOCATION: 42 Cornwall Road
Littlehampton
BN17 6EQ

PROPOSAL: Single storey side extension and new roof to existing extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to erect a side extension that connects to the existing rear extension and re-roof the existing rear extension. The proposed side extension projects 2.09m to the west (right hand side) of the dwelling and extends is 4.78m in depth. The proposal is 3m in height with a flat roof design and associated roof light that peaks at a height of 3.6m.

RELEVANT SITE HISTORY

LU/421/03/	White PVCu double glazed Edwardian conservatory	ApproveConditionally 14-01-04
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REPRESENTATIONS

Littlehampton Town Council - Town Clerk: No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)

[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
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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.

Policy 2 of the Littlehampton Neighbourhood Development Plan seeks to focus development in the Built-Up Area boundary. This proposal is within the Built-Up Area Boundary.

DESIGN AND VISUAL AMENITY

The host dwelling is a two-storey semi-detached dwelling. There is an existing single storey rear extension. The proposal seeks to extend this extension to the side of the dwelling and re-roof the rear extension to match and integrate with the proposal. The proposed side extension is 4.78m in depth and 2.09m in width, being small in scale but contributing to a larger overall extension. There is substantial retention of rear garden amenity space at a depth of approx. 19.7m and as such is compliant with the minimum depth of 10.5m set out by Section M of the Arun Design Guide. The proposal is subservient to the host dwelling and visually integrates with the existing rear extension. The proposal also incorporates matching materials to those found on the host dwelling. The visual integration of the proposal reduces the already minimal visual impacts the proposal has on the street scene that are derived from its minimal views from the street.

The height of the proposal is 3m with an associated rooflight that peaks at a height of 3.6m. The re-roofing incorporates a flat roof design that matches the rear extension roof design of the attached neighbour dwelling. The re-roofing utilises an appropriate design and aids in integrating the proposed side extension into the host dwelling. The rooflight featured in the proposal is of appropriate design and height, providing an additional natural light source.

The proposal complies with policies D DM1, D DM4 of the Arun Local Plan and Section M of the Arun

Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed side extension projects 2.09m to the western site boundary and does not exceed the depth of the existing rear extension. There is no adverse obstruction of neighbouring sightlines. The proposal retains 1.19m to the western site boundary which is further buffered by an alleyway that separates this site from the neighbouring dwellings to the west. The proposal is single storey and the re-roofing integrates the proposal into the existing rear extension at a height of 3m. This scale is appropriate and does not exceed the attached neighbour building line to the east. This proposal does not give rise to any negative impacts by way of overbearing or overshadowing on neighbour dwellings.

The proposed side extension features a west facing window and front facing door. The western (side) facing window looks out to the side of the property. This is single storey and is met by a fenced boundary treatment, it does not give rise to any adverse impacts by way of overlooking. The front facing door featured in the design of this proposal has the ability to view down the side of the host dwelling and to the street. This too will not give rise to any adverse impacts by way of overlooking.

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:

 - Plans & Elevations as Proposed 2888/01/02
 - Proposed ground floor 2888/01/03
 - Block Plan 2888/01/01
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.