

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

REF NO: LU/406/21/HH

LOCATION: 84 Oakcroft Gardens
Littlehampton
BN17 6LU

PROPOSAL: Proposed rear and side single storey extensions, alterations to existing first floor dormers and installation of 1 No. Velux rooflight.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to erect a single storey rear and side extension, make alterations to the existing first floor dormers and install 1 No. Velux rooflight.

REPRESENTATIONS

Littlehampton Town Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

[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 considered are D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide. Littlehampton has a made Neighbourhood Plan although none of the policies are relevant to this application.

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.

The Arun District Design Guide 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 within the built up area boundary (BUAB). The application is within the BUAB.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two-storey dwelling with existing single storey rear conservatory with associated toilet, 4 No. flat top dormers (2 on each side elevation), a single storey front bay extension and a single storey side porch entrance.

The proposal can be separated into four components. The single storey rear extension, the single storey side extension, alterations to the existing dormers and the installation of 1 No. Velux rooflight.

The single storey rear extension makes efficient use of the existing conservatory footprint but does extend 0.4m further to the rear of the property than the existing built form. This component extends 7.29m across the rear elevation from the east elevation to the western site boundary, maintaining the width of the existing conservatory/toilet. The rear extension features a false pitched roof design that meets the rear elevation at a height of approx. 2.9m, an approx. 0.1m increase. The rear extension incorporates matching materials to those found on the dwelling, is visually integrated and sympathetic to the host dwelling in terms of form, scale and design. There are no views of this component from the street.

The single storey side extension is 1.25m in width, projecting off of the western elevation and meeting the western site boundary. The side extension is 7.31m in depth, extending down the side (western) elevation, meeting the proposed rear extension. This component features a flat roof design at approx. 2.6m in height and matching materials to those found on the existing dwelling. It is predominantly obscured from view by the host dwelling and neighbour dwelling to the west. There are potential views from the street but the scale and design are appropriate and do not give rise to adverse visual impacts on the street scene.

The alterations to the flat roof dormers include false pitched roof designs and replacement of 2 No. western elevation dormers with 1 No. large dormer. Proposed alteration of the dormers to feature false pitched roofs is considered a complimentary design choice being sympathetic to the existing roof pitch and furthering visual integration. The 2 No. eastern dormers do not give rise to any adverse visual

impacts on the street scene. The removal of the western elevation dormers and replacement with one large dormer is not considered sympathetic to the host dwelling in terms of scale. It is acceptable as it is visually integrated through design, choice of materials and not being out of character within its locality as the locality is populated by large first floor dormers. The western elevation is partially obscured by the neighbour dwelling to the west and as such, has reduced visual impacts on the street scene.

The Velux rooflight is positioned between the 2 No. eastern elevation dormers and as such, is predominantly obscured from view. It does not adversely impact the design of the host dwelling.

The proposal is not considered to result in harm upon the character or appearance of the host dwelling or the area and as such, it is in accordance with D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The rear extension includes rear glass doors that look to the rear of the property, retaining 11m to the rear boundary. The scale of the rear extension is moderate and makes efficient use of the existing conservatories built form. Section M of the Arun Design guide sets out the 45 & 60 degree sightline rule when concerning rear extensions. The rear extension component does not obstruct 60 degree sightlines from rear the rear viewpoints of any neighbouring dwellings. The rear extension also, does not obstruct neighbouring 45 degree light access lines. This component does not give rise to any adverse impacts by way of overbearing, overshadowing or overlooking.

The side extension meets the western site boundary. This is in close proximity to the eastern elevation of the neighbour dwelling 83 Oakcroft Gardens. There is a path extending down the eastern elevation of 83 Oakcroft Gardens and 2 No. side facing windows that look over this path and at the western elevation of 84 Oakcroft gardens. The side extension will extend approx. 3m alongside this pathway but not significantly adversely impact the viewpoints from these side windows. The viewpoints these neighbouring windows currently possess are already met by the Western elevation of the host dwelling and provide lookout to little more. The larger of the 2 No. windows on the east elevation of 83 Oakcroft Gardens is closer to the front of the dwelling and will still retain the partial existing view that is able to look past the front of 84 Oakcroft Gardens at an angle to see the street. The side extension may have some minor adverse impact by way of overbearing on the eastern elevation of 83 Oakcroft Gardens however, it will not give rise to any significant loss of light or obstruct any significant sightlines for these neighbouring windows further than what is already achieved by the existing host dwelling. This component is acceptable.

The new west facing dormer has been proposed to have obscure glazed windows that are fixed shut up to 1.7m. This is appropriate due to the sightlines they provide, looking out onto the side of the neighbouring properties. As such, in concurrence with the submitted plans, these have been conditioned to be obscure glazed and fixed shut up to 1.7m

The installation of the 1 No. Velux rooflight is at a height of approx. 2m. As such it is not deemed to give rise to any adverse impacts by way of overlooking.

With consideration of the attached conditions, the proposal is not considered to result in adverse harm upon amenity and accord with D DM1 and D DM4 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 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 plans 02.

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 The proposed west facing dormer in this application hereby approved, shall have non-opening windows below 1.7m above floor level. The dormer windows will also be fully obscured prior to the first use of the rooms.

Reason: The windows shall be obscure glazed/non-openable in the interests of protecting the privacy of neighbouring properties. This shall be retained in perpetuity so as to comply with policy D DM1 of the Arun local Plan.
- 4 **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.