

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

REF NO: LU/408/21/HH

LOCATION: 1 Thames Close
Littlehampton
BN17 6PZ

PROPOSAL: Erection of single storey side extension and weatherboarding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey side extension and install weatherboarding to the first floor exterior walls.
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REPRESENTATIONS

Littlehampton Town Council - 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
CIL Charging Zone 4

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
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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
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and guidance outlined by the Arun Design Guide are additionally considered.

Littlehampton Town Council has a Neighbourhood Development Plan (LNP), of which Policies 1 and 2 are of relevance to this application. Policy 1 of the LNP states that permission should be granted where applications accord with the relevant policies in the Neighbourhood Plan. Policy 2 seeks to focus development in the built up area boundary (BUAB), of which this property is situated.

DESIGN AND VISUAL AMENITY

The proposal includes the installation of weatherboarding to all first floor elevations of the property and as a result will be visible from the street scene. The extension will only be partially visible from the public realm.

The weatherboarding will clad all four elevations of the property, replacing existing white cladding at the first floor of the dwelling. The dwelling itself is situated in a residential area populated by a variety of different style dwellings, utilising a wide range of building materials. The weatherboarding will be light grey and is an acceptable alteration to the dwelling, given its colour and design. Similar works were carried out to a nearby property in Tideway, meaning this development will not be out of place. It is in keeping with the area and will result in no adverse harm on the character of the dwelling, or its locality.

The side extension will replace an existing conservatory and be 5.705m wide and 3.5m deep. It will have a flat roof which, although differing to the existing main gable roof, is unobtrusive and will not be unduly harmful to visual amenity. It retains a distance of 3.35m to the front boundary and will be partially visible from the street scene to the front. The property itself features a brick wall around the sides and rear, which will restrict the visibility of the extension and reduce its impact on the street scene. The street scene of the local area has a varied style and composition, comprising of detached and semi detached bungalows and two storey dwellings. The extension, given its scale and design, is in keeping with the general character of the area and will have minimal impact on the composition and rhythm of the street.

The proposal appears subservient to the host dwelling and is well integrated. The extension maintains the established building lines and will use materials to match the existing, resulting in minimal impact on the appearance of the dwelling.

Part M of the Arun Design Guide states that side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. Despite having a flat roof, the proposal is subservient to the host dwelling and is in accord with the criteria set by the Arun Design Guide.

The development is in accordance with D DM1, D DM4 of the Arun Local Plan, Policies 1 and 2 of the Neighbourhood Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Being an external alteration with no impact on the height or footings of the dwelling, the weatherboarding aspect of this application is considered to have no impact on residential amenity and will result in no overbearing or overshadowing. It is in accord with D DM4.

The extension is to the west of the property and be single storey. It will have a height of around 3.05m at

the point where it meets the host dwelling, and a height of 2.95m at the eaves. It will feature two rooflights which protrude slightly higher than the proposed roofline, with a height of around 3.15m. The extension retains a distance of 6.76m to the west boundary and 3.7m to the south. Considering its scale and sufficient distances from the neighbouring boundaries, the development will not be unduly overbearing and will have minimal impact on residential amenity. This is in accord with D DM4.

The proposal features two rooflights, two sliding doors to the south and west elevations, and a window to the north. These features are well placed and do not unacceptably overlook or intrude neighbouring properties, given they are located on the ground floor. They are not directly in line with any windows of neighbouring properties and pose little risk to neighbouring privacy and amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of neighbouring amenity and results in minimal overlooking, overbearing and overshadowing. It is in accord with Arun Design Guide.

The development is in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide, and results in no adverse impact on residential amenity.

SUMMARY

The proposed development is deemed to accord 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.

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:

- Existing and Location Plan 1514/P01
- Proposed Plans and Block Plan 1514/P02 D

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.