

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

REF NO: LU/49/22/HH

LOCATION: 27 Clun Road
Wick
Littlehampton
BN17 7DZ

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to erect a single storey rear extension that measures 4m in depth, approx. 7.52m in width, 3.5m at peak height and 2.7m at eaves height. The proposal features a flat roof design with 2 No. rooflights.

REPRESENTATIONS

Littlehampton Town Council - No Objection.

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 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, 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.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

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. This proposal is compliant in that the site is situated within the Built-up area boundary.

DESIGN AND VISUAL AMENITY

The proposal is a single storey rear extension that measures 4m in depth, approx. 7.52m in width, 3.5m at peak height and 2.7m at eaves height. The proposal features a flat roof design with 2 No. rooflights. The scale is moderate and the proposal is subservient to the host dwelling. The proposal is 4m in depth which is equal to that of the single storey rear extension to the rear of the West neighbour dwelling (No.29 Clun Road). The materials proposed are to match those found on the existing dwelling and as such are appropriate. There is a low wall to the West elevation that sits atop the proposed rear extension. The wall projects approx. 0.8m above the roof of the proposed extension reaching the peak height of 3.5m. This feature would cover the side elevation of No.29s rear extension and is an acceptable feature.

The proposal is to the rear elevation and as such is not visible from the wider street. However, the East site boundary of No.27 Clun Road is met by a public footpath. The single storey rear extension will have slight views from this public footpath as it crests over the top of the boundary treatment wall. The visual impacts here will be infrequent and minimal. Furthermore, the impacts are acceptable as the design of

the extension is sympathetic to the host dwelling and in keeping with the character of the area.

The proposal is compliant with relevant Development Plan policies D DM1(1), D DM4(a)(b)(e) & D SP1 of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The scale and siting of the rear extension is such that it does not exceed the depth of the neighbour dwelling (No.29 Clun Road). Given that the property is not a direct neighbour to any other dwellings and the scale of the proposal is minimal, no other nearby dwelling are the subject of any potential impacts of overbearing, overshadowing or overlooking. There is no obstruction of 45 degree light accessibility lines or 60 degree sight lines at No.29. Therefore, the proposal does not give rise to any adverse impacts by way of overshadowing or overbearing on the attached neighbour (No.29).

There are a set of rear facing Bi-fold Glass and Aluminium doors to the rear of the extension. These lookout to the rear garden and do not give rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing or overlooking on neighbouring dwellings, the proposal is compliant with policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant 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.

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:

- Site Location & Block Plan DE1064/01 P2
- Proposed elevations DE 1064 / 05 P1
- Proposed floor plans DE 1064 / 04 P1

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 roof of the proposed single storey rear extension hereby approved, shall not hereafter be used as a balcony or roof terrace.

Reason: In the interests of protecting the amenity of neighbouring properties and in accordance with policies D DM1 & D DM4 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.