

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

REF NO: LU/50/22/HH

LOCATION: 92 Westlands
Rustington
BN16 3NW

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey side extension. The proposal is to be approx. 2.75m in width, approx. 7.3m in depth, with a peak height of approx. 4.9m and eaves at an approx.. height of 2.3m. It is to feature a matching hipped 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
--	--

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
-------	---

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 of a scale, form and siting that makes it a visually subservient addition to the host dwelling. It is sympathetically designed with a matching roof pitch and design with eaves at equal height to that of the host dwelling. The ridge of the roof is set approx. 1m lower than that of the main dwelling and the extension is set back from the front elevation by approx. 3m making this extension subservient and resulting in a complimentary scale and siting.

The proposal is 0.6m from the West (side) site boundary which is less than the recommended 1m spacing set out by Section M of the Arun Design Guide. However, this is a corner dwelling and the West (side) site boundary is met by the street. As such, this separation distance is acceptable.

The proposal would be visible from the wider street scene. Given the complimentary design of the proposal, views from the street are not adversely impacted. Additionally, the sensitive design makes it a complimentary addition to the property and in character with its host. By extension, the proposal is in character with its locality which is comprised of similarly designed dwellings.

The materials proposed are acceptable. They are to match the existing dwelling with the exception of the external walls. These are to be decorated render with a white coloration. This is an acceptable choice of materials as white render is a common feature within the locality. Although not matching to the walls of the existing dwelling, it is not a visually adverse contrast and will only have minimal views from the street, making it an acceptable visual alteration to the street scene.

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 proposal is sited to the West elevation of the dwelling. The South and West site boundaries are met by the street and there are no neighbouring properties within close proximity to the rear of the proposal. Owing to the appropriate siting of the extension and acceptable scale, there are no adverse impacts on any neighbour dwellings by way of overbearing or overshadowing. There is no intersection of any neighbouring 45 degree light accessibility lines or 45 degree sightlines.

To the rear elevation of the proposal, there is to be 1 No. new rear window. This window is to look out to the rear garden and is on ground floor level. As such, this proposal gives no adverse impacts by way of overlooking on any neighbouring dwellings.

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 & Block Plan SBS/784/06A
 - Proposed floor plans SBS/784/02A
 - Proposed elevations and roof SBS/784/04A
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.