

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

REF NO: LU/51/22/HH

LOCATION: 4 The Estuary
Littlehampton
BN17 6NF

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect a single storey rear extension after the removal of the existing rear sun room. The rear extension is to extend approx. 5m to the rear of the property and approx. 4.9m across the rear elevation. This extension will feature a flat roof design with 1 No. rooflight and reach a peak height of approx. 2.9m.

REPRESENTATIONS

Littlehampton Town Council - No Objection.

No representation 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)
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:

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 and policy 2 is 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.

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.

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 proposed single storey rear extension is to replace the existing rear sunroom. It is to occupy a larger footprint than that of the existing sunroom but will replace the area in which the existing sunroom is located.

The proposed rear extension is to project approx. 5m off of and approx. 4.9m across the rear elevation. Whereas the existing sunroom features a pitched roof design at approx. 3m peak height, the proposed rear extension features a flat roof design at a peak height of approx. 2.9m. This is a reduction in height. The scale of the proposal is moderate and considered visually subservient to the host dwelling. It is also visually integrated to the host dwelling, featuring matching materials to those found on the existing dwelling.

Section H sets out the minimum depth of rear amenity spaces as 10.5m. The proposal reduces the rear garden depth to approx. 6.7m. Although this depth is lower than that of the minimum distance recommended, the rear garden would retain approx. 85 sqm of rear amenity space and a substantial front garden amenity space. The encroachment of the minimum rear garden depth is not considered unacceptable impact on amenity space.

The proposal is located to the rear of the property and as such, will not have any adverse visual impacts on the street scene.

The proposal is compliant with relevant development plan policies D SP1, D DM1(1),(14), D DM4(a), (b) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Section M of the Arun Design Guide sets out the 45 and 60 degree rules when considering impacts on neighbouring amenity caused by single storey rear extensions. Due to the moderate scale, siting and separation of the proposal from the side (East and West) site boundaries, there is no intersection of 45 degree light accessibility lines from rear neighbouring viewpoints. There is also no intersection of 60 sightlines from rear neighbouring viewpoints and the side site boundaries are also obscured by existing garages that are a common feature of the rear gardens along this street. There are no adverse impacts by way of overshadowing or overbearing on neighbour dwellings.

The proposal features 3 No. rear glass windows, 1 No. side (East) facing window and 2 No. side (East) facing glass doors. All of these new viewpoints are at ground floor and separated from their respective site boundaries which are also treated by boundary fences at approx. 1.7m in height. These new viewpoints do not give rise to any adverse impacts by way of overlooking.

The proposal is compliant with relevant development plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section m of the Arun Design Guide.

SUMMARY

The proposed development is compliant with relevant development plan policies and as such, 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:

- Proposed Floor Plan 2922/01/02
- Plans and elevations as existing and proposed 2922/01/01

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.