

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

REF NO: LU/57/21/HH

LOCATION: 32 Bell Davies Road
Littlehampton
BN17 6DU

PROPOSAL: Single storey rear and side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Rear and side extension (to the front of the existing garden room) measuring 3m in depth from the rear wall of the house by 8m in width. The proposal extends 4.3m to the front of the garden room.

REPRESENTATIONS

Town Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer Zone SSSI

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

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.

Littlehampton has a made neighbourhood plan however none of the policies are of relevance to this application.

Arun recently 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. In this instance, the infill side and rear extension should also be subservient to the host dwelling and respect the space between buildings and preserve the rear amenity space to a least 10.5m.

DESIGN AND VISUAL AMENITY

The rear and side addition, extends from the rear wall of the property by 3m and along the full width of the house, 2.4m past the side (Northern elevation) creating an extension to the front of the Garden Room. The additional space creates a larger kitchen/living area and utility/ shower room linking the main house to the garden room. A pitched roof is proposed, and its form is considered in keeping with the style of the host dwelling.

The extension appears to have been sympathetically designed to be constructed from materials which relate well to those currently in use on the dwelling, with an eaves height no more than 0.30m above existing levels and therefore its scale and style is believed to be appropriate for its intended use.

The extension will be visible from the street. There is no defined character of these properties as seen from the street and the extension is of an appropriate scale and traditional design and well set back from the street side. It is therefore considered subservient to the existing dwelling and in keeping with local character.

The extension is considered to be visually attractive and integrate well with the existing dwelling therefore having regards to the design and visual amenity, the proposal is not deemed to adversely impact the location or host dwelling in accordance with DDM1 and DDM4 of the Arun Local Plan and the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

Due to the different plan layout of the property to the North, No. 34, the proposed extension will be entirely located in front of the building line extending from the rear elevation of their home. It has been proposed to construct a gable end to the Northern elevation of the extension, with a proposed ridge height of approximately 3.3m. This gable, although built directly on the boundary, will be adjacent to the side driveway of the house, there are no windows located to the side elevation of No.34 it is therefore considered not to overbear No. 34. Additionally, the proposed extension will protrude in line with an existing conservatory to No. 30 to the South, so that the extension will be well within the limits set by the 45-degree rule and as such it is therefore considered that the proposed extension will not be overbearing to No. 30 either.

There will be an element of overshadowing to the property to the North, this is considered minimal when considered against the bulk of the house as a whole and as such it is believed that no negative issues will arise from the development.

In terms of overlooking, the proposed fenestration will either face towards the private amenity space to the rear or to the front with views over the street. No new views will be created other than those already achievable, as such this is deemed acceptable.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 ;

 - Location and Block Plan A
 - Proposed GF Plans D
 - Proposed Elevations B
 - Rood Plan A
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.