

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

REF NO: LU/6/26/HH

LOCATION: 71 Fastnet Way
Littlehampton
BN17 6RZ

PROPOSAL: Two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - Support.

No representations were received from nearby occupiers.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The application site comprises a two storey semi detached dwelling located at 71 Fastnet Way, Littlehampton.

The proposal is for a two storey side extension to the eastern flank of the host dwelling. The extension would measure approximately 3.8m in width and 9.2m in depth. It would also incorporate a single storey rear extension, extending approximately 1m beyond the existing rear elevation, with a width of 4.2m to the rear. The extension would feature a pitched roof with a maximum height of approximately 8m and an eaves height of around 5m, both of which would align with those of the existing dwelling.

The single storey rear extension would also have a pitched roof form, which would connect to the main extension at first floor level. This design approach would help to integrate the single storey rear extension. External materials would match those of the existing property, incorporating similar brickwork and interlocking roof tiles.

The proposal includes the introduction of a new garage door and a window to the front elevation. On the eastern side elevation, a new entrance door with an adjacent window is proposed at ground floor level, and a window is proposed at first floor level. The rear elevation would contain a first floor window and a larger ground floor opening serving the new extension. All proposed fenestration would be finished in white uPVC to match the existing windows of the dwelling.

The proposed extension would be visible within the street scene and would continue the existing northern building line. While the development would not be set back from the principal elevation and would not be set down from the existing roof ridge, contrary to guidance set out within the Arun Design Guide (ADG) and would not therefore be a subservient addition, the extension would nevertheless integrate with the dwelling. This is due to its use of matching materials, a pitched roof form that reflects the original building, and its overall consistency with the property's existing character.

The surrounding street scene is varied in terms of building scale and heights, and the orientation of the application site would help to limit any potential visual impacts. Furthermore, whilst the extension would be positioned close to the eastern side boundary to the front, the spacing would increase to the rear, and the application site is adjacent to a public footpath. As such, the proposal would not result in a terracing effect. On this basis, and when considered on balance, the extension would not appear out of character with the surrounding area. The deviations from the ADG are therefore acceptable in this instance.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed extension would be set in approximately 7.4m from the neighbouring dwelling to the east. The extension would not extend beyond the existing rear elevation of this neighbour, however the extension would extend forward from this neighbour. Notwithstanding this, an acceptable separation distance between the extension and the neighbour to the east would be maintained, further reinforced by the presence of a public footpath and an existing 1.8m high boundary fence. The proposed extension would not result any overbearing, or overshadowing impacts on the neighbour to the east.

The existing dwelling would screen the majority of the extension from the neighbour to the west, with only the single storey rear extension being visible from the neighbouring property. Accordingly, the proposal would not give rise to undue overbearing or overshadowing impacts to the neighbour to the west.

The nearest dwelling to the rear (south) is situated approximately 18m away. This represents a sufficient separation distance and the proposed extension would not result in overbearing or overshadowing impacts to the residential amenities of that property.

Fenestration within the front elevation would overlook a private driveway adjacent to the public highway.

These openings therefore would not result in any overlooking or loss of privacy to neighbouring properties. Fenestration is proposed within the eastern flank elevation of the extension at ground and first floor levels. The ground floor fenestration would be screened from the neighbour to the east by the existing boundary treatment, and would not result in overlooking. The first floor level window would serve a bathroom, and although closer to the neighbour to the east than the existing flank window, it would remain set a significant distance from this neighbour. Moreover, as the neighbour to the east is set back from the host dwelling, the proposed window would have an outlook over the frontage of this neighbour, and would not result in unacceptable overlooking. The proposed rear fenestration would have an outlook of the rear amenity space serving the host dwelling. Whilst some views of neighbouring gardens would be achievable from the first floor rear fenestration, these views would not be significantly different to those already available from the existing fenestration, and as such, the proposal would not result in unacceptable overlooking.

It is acknowledged that the proposal would not fully comply with the ADG in terms of garden amenity space, with a remaining depth of approximately 7m. However, the original garden depth is currently approximately 8m, which is already below the recommended 10.5m. Therefore, the shortfall is not solely attributable to the proposed development and is acceptable in this instance.

The proposed development would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the ADG.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), 4 bedroom dwellings are required to provide 3 parking spaces. It is noted that the proposed garage would not meet the best practice minimum internal dimensions for garages. The ADG states that garages should measure at least 6m by 3m internally to qualify as a parking space. As such, the proposed garage cannot be counted towards the parking provision.

Notwithstanding this, the private driveway provides sufficient space to accommodate at least two vehicles, and additional on-street parking opportunities exist within the vicinity, including nearby parking laybys. Given this availability, the shortfall in on-site parking provision relative to the APS would be acceptable in this instance and would not result in harm to highway safety or parking capacity in the local area.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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 drawings:
 - Location Plan.
 - Block Plan.
 - Proposed Ground Floor Plan 04.
 - Proposed First Floor Plan 05.
 - Proposed Elevations 06.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.