

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

REF NO: LU/77/26/HH

LOCATION: 73 Colebrook Road  
Wick  
BN17 7NU

PROPOSAL: Single storey rear extension.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Littlehampton Town Council - No objection.

No representations were received from neighbouring occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Built-Up Area Boundary.

Within an area with potentially high ground water.

**DEVELOPMENT PLAN POLICIES**

[Arun Local Plan 2011 - 2031:](#)

|      |                                                              |
|------|--------------------------------------------------------------|
| DDM1 | D DM1 Aspects of form and design quality                     |
| DDM4 | D DM4 Extensions and 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 |
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**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The application site comprises a link-detached two-storey dwelling located at 73 Colebrook Road, Littlehampton.

The proposal seeks planning permission for the erection of a single-storey rear extension following the demolition of the existing conservatory.

The proposed extension would retain the stepped rear elevation, and it would span the full width of the rear elevation, partially replacing the existing conservatory, with an overall width of approximately 8.9m. The extension would comprise two staggered elements. The north-eastern section would extend approximately 5m in depth and 4.8m in width, positioned along the north-eastern boundary. Adjoining this element, the north-western section would project approximately 4m in both width and depth projecting from the existing garage, creating a guest bedroom. The extension would incorporate a flat roof form with a maximum height of approximately 2.6m and would be finished in white render.

The north-western section would contain a large sliding door opening onto the rear garden, a side-facing window within the western flank elevation of the extension, and a large rooflight. The north-eastern section would include patio doors and a window within the rear elevation, providing access to and views over the private amenity space.

The proposal also includes internal alterations to facilitate the new layout changes. The existing garage would be partially converted to accommodate a bathroom serving the guest bedroom. The bathroom would be served by a rooflight, with an additional rooflight proposed within the hallway connecting the extension to the existing dwelling.

The extension would be large in scale and not be visually subservient to the host dwelling and would exceed the ADG's recommended maximum depth of 3.3m for single-storey rear extensions. Furthermore, the proposed white render finish would not match the brickwork of the existing dwelling, resulting in a degree of harm to the appearance of the host property, contrary to the ADG.

Notwithstanding this, the extension would be located to the rear of the dwelling and would not be visible from the public realm. As such, it would not appear visually intrusive or have a detrimental impact on the character or appearance of the surrounding area. It is also noted that properties within the vicinity have been altered through the addition of rear extensions, including two-storey rear additions and garage conversions to habitable accommodation. As such, there is existing variation within the wider context of the application site with regards to extensions and alterations.

Whilst the proposal would occupy a larger footprint than the existing conservatory, it would largely continue the established built form at the rear of the dwelling and would appear broadly consistent with the existing arrangement. The flat roof design would further reduce its visual prominence, with the overall height being approximately 0.7m lower than maximum height of the conservatory it would replace.

On balance, the proposal would not result in significant harm to the visual amenity of the host dwelling, street scene or wider area, and as such, the proposed development is in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

#### RESIDENTIAL AMENITY

The proposed extension would extend along both the eastern and western boundaries of the site, resulting in no separation distance between the development and the neighbouring properties on either side. There are no neighbouring dwellings to the north that would be affected by the proposal.

To the west, the development would extend the existing garage and would adjoin the neighbouring side elevation, extending in line with the existing rear elevation of this neighbouring dwelling. As a result, the proposal would not give rise to any overbearing or overshadowing to the neighbouring dwelling to the west.

To the east, the proposal would replace the existing 1.6m high boundary fence with a rendered wall forming the side elevation of the extension, with an overall height of approximately 2.6m. This would create a degree of a tunnelling effect when viewed from the neighbouring property, although it is noted that the existing two storey rear extension to this neighbour has contributed to some overshadowing of its own ground floor fenestration. When assessed against a 45 degree splay line taken from the centre point of the neighbour's rear elevation window, the extension would breach this guideline, resulting in some increased overshadowing due to its depth. However, it is noted that the existing conservatory already intrudes the 45-degree line, and given that the height of the extension would be similar to the existing eaves height of the conservatory, the proposal would not materially worsen the existing relationship between the properties. Whilst a degree of harm has been identified by virtue of additional overshadowing and overbearing impacts, it would not be sufficient to warrant refusal of the application.

The proposed openings would be primarily orientated towards the rear private amenity area. Only one side facing window would be positioned facing the western boundary, with a separation distance of approximately 4m from the neighbouring property. This window would replace an existing glazed patio door and, therefore, would not result in any additional overlooking or loss of privacy to neighbouring occupiers.

The proposed rooflights would be located within the flat roof section of the extension. Due to their position and design, they would not allow views towards neighbouring properties and would not result in any overlooking effects.

It is acknowledged that the proposal would not fully comply with the ADG in terms of private garden depth, with a remaining depth of approximately 6m. However, the existing garden depth is approximately 7.4m, which is already below the recommended minimum depth of 10.5m. Therefore, the shortfall would not be solely attributable to the proposed development.

On balance, the proposed development would not result in significant harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4.

## PARKING

The application site is located within Parking Zone 2 where, in accordance with the Arun Parking Standards (APS), a dwelling of this size is expected to provide three parking spaces.

The proposed alterations would result in a loss of the existing garage space. However it is noted that the existing garage is not of an adequate depth or width (6m x 3m) to accommodate a vehicle, thus does not currently contribute to the on site parking provision.

The private driveway provides sufficient space to accommodate at least two vehicles, and additional on-street parking opportunities exist within the vicinity. Given this availability, the shortfall in on-site parking provision relative to the APS would be acceptable 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.

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| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
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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.

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| <b>CIL DETAILS</b> |
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This application is not CIL liable.

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| <b>RECOMMENDATION</b> |
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**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 Plan Rev A
- Site Plan Rev A
- (Existing) and Proposed Elevations and Plans Rev C

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.