

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

REF NO: LU/78/26/HH

LOCATION: 16 Selwyn Avenue
Littlehampton
BN17 7NF

PROPOSAL: Rear Extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection and support for the use of bird boxes within the extension, requesting that they consider swift boxes to support the local area's population.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

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 site is a semi-detached bungalow located at 16 Selwyn Avenue. This application seeks planning permission for the construction of a single storey rear extension.

The development is in a residential area with a wide variety of semi-detached bungalows of similar height and bulk; many of which have constructed rear extensions. The proposal would be sited at the rear of the host dwelling and would not be readily visible from the street scene.

The proposed single storey rear extension would replace an existing rear projection and would have a width of 8.1m and a depth of 4m. It is noted that the proposed single storey rear extension would exceed Arun Design Guide (ADG) depth guidance of 3.3m by 0.7m. However, sufficient garden depth of 12.5m would be retained and it is noted that other properties within the vicinity have constructed rear extensions of a similar scale. The flat roof would have a height of 3m, containing a rooflight with a height of 3.2m. Whilst the flat roof would extend above the eaves of the dwelling, it would not result in harm to visual amenity.

Fenestration within the rear (western) elevation would include a window and bifolding doors. The proposed development would be finished with render to match the existing dwelling and the flat roof would be finished in felt. The use of matching materials would ensure that the proposed extension integrate cohesively with the host dwelling and is therefore in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The proposed single storey rear extension would not result in harm to the character, appearance, or visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey rear extension would be set in 1.3m from the southern side boundary and set back 12.4m from the rear boundary. It would abut the northern neighbouring boundary and project 1.4m beyond the neighbouring rear extension.

Whilst the proposed rear extension would extend 1.4m beyond the existing rear elevation of the neighbour to the north, given the existing site circumstances, boundary treatment, the flat roof design, and height, together with its relationship to the neighbouring rear projection, the proposed rear extension would not result in overshadowing or overbearing impacts to the neighbour to the north.

The proposed rear extension would not extend beyond the neighbouring property's rear building line to the south, and would maintain a separation distance of 1.2m. As such, the proposed rear extension would not result in overbearing or overshadowing impacts to the neighbour to the south.

The fenestration within the proposal would be isolated to the rear western elevation and would have an outlook over the rear amenity space serving the host dwelling and would not result in any overlooking.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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 plans:

- Plans and Elevations 2 (amended).
- Block Plan 3.
- Location Plan 4.

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 NPPF.