

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

REF NO: LU/81/26/HH

LOCATION: 38 Pier Road
Littlehampton
BN17 5LW

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No response received.

No representations received from nearby occupiers.

POLICY CONTEXT

Flood Zone 3.

Flood Zone 3b.

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)
WDM2	W DM2 Flood Risk

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 includes a three storey, terraced dwelling with a basement. The proposal is for a single storey rear extension, spanning the width of the rear elevation.

The terraced dwellings along the east side of Pier Road are characterised by their basements and narrow rear gardens, most of which include large areas of hardstanding as is the case with the host

dwelling.

At a width of 4.7m, the extension spans the width of the dwelling with a depth of 3.8m. The depth of the rear extension would be contrary to Arun Design Guide (ADG) advice which states that single storey rear extensions should have a maximum depth of 3m to terraced dwellings. The extension would result in a rear garden depth of 15.2m, compliant with ADG advice of a minimum of 10.5m. Given the length of the resultant rear garden, the occupants would not lose any amenity value from their garden space following the extension, despite the breach in ADG guidance.

The extension would be built to a height of 2.8m with a flat roof form, similar to other ground floor rear extensions along the east side of Pier Road. The extension will include white UPVC sliding doors and brickwork to match the existing. The extension would have a black/grey flat roof, typical of extensions of this nature.

Whilst it is noted that the proposed depth of the single storey rear extension would not strictly comply with the ADG guidance, it is noted that there are other extensions of a similar scale and depth to neighbouring properties within the vicinity and given the resultant rear garden depth, the proposal is in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The host dwelling has neighbours to the north and south. 37 Pier Road, to the north, has a two storey structure abutting the boundary with the application site. As such, the extension would have no impact on 37 Pier Road in terms of neighbouring amenity.

The extension would be marginally set in from the southern side boundary with 39 Pier Road by 0.1m and would extend approximately 1m above the boundary fencing. The extension would result in some overbearing impacts on 39 Pier Road, given the depth of the rear extension and its proximity to the shared boundary with this neighbour. However, given the relatively modest height of the extension, the existing high level boundary treatment (1.8m fence), and the fact the proposed extension tapers away from the neighbouring dwelling due to the angle of the plots, the proposal would not result in unacceptable overbearing impacts to the neighbour to the south.

The extension would not result in any undue overshadowing impacts, owing to the orientation of the host dwelling and existing built form.

There would be no impact in regard to overlooking; the fenestration proposed comprises a set of sliding doors on the rear elevation, providing views of the rear garden only.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

FLOOD RISK

The site lies within Flood Zone 3. The applicant has provided a survey which indicates the presence of flood risk, but not how it will be managed. In any case, the extension would be built on existing hard standing, therefore having a minimal impact on flood risk. A condition has been attached to ensure floor levels in the extension would be no lower than the existing dwelling, to ensure there is no greater risk to flooding. As such, the proposal is in accordance with Arun Local Plan policy W DM2.

SUMMARY

The proposal is in accordance with relevant Arun Local Plan policies and is therefore 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:

Location Plan

Block Plan

Existing and Proposed Floor Plans and Elevations, Photographs and Materials Schedule

Flood Risk Assessment

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 The finished floor level of the rear extension hereby approved shall be no lower than the existing dwelling.

Reason: In the interests of flood risk, in accordance with Arun Local Plan policy W DM2 to

reduce the risk of flooding to the proposed development and future occupants.

- 4 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).

- 5 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.