

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

REF NO: LU/92/26/HH

LOCATION: 20 Fairway
Littlehampton
BN17 6PY

PROPOSAL: Side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high groundwater levels.
2km Buffer for Site of Special Scientific Interest.

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
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a semi-detached bungalow located 20 Fairway, Littlehampton.

The application seeks planning permission for the construction of a single-storey side and rear

wraparound extension.

The proposed rear extension would measure approximately 3m in depth and it would extend across the full width of the host dwelling, including the proposed side extension, resulting in an overall width of approximately 9.8m. The extension would feature a flat roof design with a maximum height of approximately 2.8m (including rooflights). It would connect to the side extension along the southern elevation, forming a continuous wraparound addition. External materials are proposed to match the existing dwelling, comprising white render.

The rear elevation would incorporate two centrally positioned rooflights, with an additional rooflight located within the flat roof of the proposed side extension. Two sets of sliding doors are also proposed on the rear elevation, providing access to the private amenity space.

The proposed depth of the rear extension would comply with the guidance set out in the Arun Design Guide (ADG), which advises that single-storey rear extensions should not exceed 3.3m in depth. Whilst the overall footprint of the extension would be relatively large and not wholly proportionate to the original bungalow, the limited height and flat roof form would reduce its visual prominence. On balance, and given compliance with the ADG depth guidance, the rear extension would be acceptable.

The side extension would measure approximately 3m in width and 9m in depth and would similarly feature a flat roof with a maximum height of approximately 2.8m. It would adjoin the proposed rear extension and be finished in matching materials, including white render and uPVC fenestration, ensuring a cohesive appearance with the existing dwelling..

Fenestration within the side extension would include two high-level windows, a patio door flanked by a single-pane window, and two rooflights, one of which would be located within the rear extension element.

The side extension would be set back approximately 6m from the principal elevation, significantly exceeding the ADG guideline of a 1-1.5m set back. Additionally, the flat roof design would ensure the extension would be set well below the ridge height of the host dwelling by more than 0.5m. The extension would also be set in approximately 4.5m from the southern boundary, which exceeds the 1m separation distance recommended within the ADG. The side extension would therefore accord with relevant design guidance.

Given the corner plot position of the dwelling, both the side and rear extensions would be visible within the street scene. However, the modest height of the extensions, coupled with the flat roof form and the presence of an existing 1.8m boundary wall, would minimise their visual impact.

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

RESIDENTIAL AMENITY

The proposed rear extension would be sited along the northern (side) boundary, extending in line with the existing neighbouring projection. The existing boundary treatment along this side would be retained. The extension would comply with the 45-degree rule and, as such, would not give rise to any unacceptable loss of light, overshadowing, overbearing impact, or loss of privacy to the neighbouring dwelling to the north.

Due to the corner plot position of the site, there are no residential properties to the south that would be affected by the proposed development.

The fenestration proposed within the rear elevation would primarily face the private rear amenity space and an existing garage. The side elevation fenestration would face towards the existing boundary treatment and adjacent highway and would not result in any adverse impacts on neighbouring residential amenity.

It is noted that the proposal would not fully comply with the ADG in respect of retaining a minimum rear garden depth of 10.5m. However, a sufficient level of private amenity space would remain to the front and side of the dwelling. On this basis, the shortfall in rear garden depth would be acceptable in this instance.

Overall, the development would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1 and D DM4.

SUMMARY

The 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:

- Location Plan
- Block Plan Rev B
- Site Plan
- Proposed Roof Plan
- Proposed Ground Floor Plan
- Proposed Elevations

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.