

PLANNING APPLICATION REPORT

REF NO: LU/278/23/HH

LOCATION: 19 Davits Drive
Littlehampton
BN17 6RU

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Erection of single storey extension to the rear of a two-storey, semi-detached dwelling.

RELEVANT SITE HISTORY

LU/10/16/CLP	Lawful development certificate for a proposed loft conversion with rear facing dormer window & 2 No. front facing windows.	PP Not Required 10-02-16
--------------	--	-----------------------------

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations from neighbours.

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)
DSP1	D SP1 Design

[Littlehampton Neighbourhood Plan 2014 Policy 1](#) The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**OFFICER NOTE**

This application has been referred to the Planning Committee due to the applicant being an Arun District Councillor.

PRINCIPLE

The proposal is assessed against Policies D DM1, D DM4, D SP1 of the Arun Local Plan, the Arun District Design Guide, Policy 1 of the Littlehampton Neighbourhood Plan and the NPPF (December 2023). The Arun Design Guide provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60-degree sightlines and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically refers to single storey rear extensions.

DESIGN AND VISUAL AMENITY

No.19 Davits Drive sits in a streetscene characterised by dwellings with a variance in style and orientation, ranging from single storey semi-detached, to two-storey semi and link attached properties. The host dwelling is two-storey, semi-detached and benefits from a small front garden, being set back from the roadside boundary. To the rear, an existing single storey pitched roof extension provides dining room facilities.

The proposal is for the construction of single storey extension to provide additional utility and w.c. facilities, enjoying both internal and external access. Being sited within the Built-up Area Boundary and considered sustainable development, the proposal is both found acceptable in principle and accords with Policy 1 of the made Littlehampton Neighbourhood Plan.

The proposal would represent a moderate increase to the existing plan area adding an approx. 3.65m in length by approx. 2.22m in width and would by way of scale and form, integrate well with the existing plot. Noted is the existence of a similarly sized deep extension to the rear of no.21, which this proposal will abut.

The design sees a new flat roof with overall eaves height matching the neighbouring single storey extension at approx. 3.0m, although slightly exceeding that of the present dining room extension. 1 no. new window is proposed to the north and east and elevations serving the w.c., with new external door to north elevation serving the utility room area.

Materials chosen include facing brick and proprietary built-up felt to flat roof that will be of a similar appearance to the existing. White UPVc window frames and white UPVc/resin door would be utilised.

Although the existing main dwelling and previous extension benefit from pitched roofs, the proposed flat

roof to the single storey extension is reflective of that seen in the immediate locality. Although it cannot be argued that the proposal is visually sympathetic to the host dwelling, by virtue of scale and siting to the rear of no. 19, it is not considered to cause significant harm in this regard, and will have no impact on the streetscene or negatively affect the character of the area.

The proposal is compliant with Policies D SP1, D DM1 & D DM4 of the Arun Local Plan, the Arun District Design Guide, the Littlehampton Neighbourhood Plan and the NPPF.

RESIDENTIAL AMENITY

The proposed rear extension will further increase the existing single storey projection but there will be no intersection of any 60-degree sight/light accessibility line from habitable room line from the rear of no.21 or no.17. In abutting and matching the length of the development to the rear of no. 21, any potential additional harm by way of loss of outlook or light has been avoided. The proposed eaves height is slightly higher than that of the existing rear extension, however, by introducing a flat roof, the single storey extension avoids significant harm by way of overbearing or overshadowing toward neighbouring dwellings.

The proposed addition of new door/windows at ground level, would not create any new viewpoints or significant harm by way of directly overlooking neighbouring dwellings. In this respect, the proposal is acceptable.

Accepting that there will be a slight reduction in rear private amenity space, the proposal would still see a distance of approx. 8.1m being retained, which, whilst falling short of the recommendation in the Arun Design Guide, is considered acceptable as adequate amenity space overall would be retained.

PARKING

Being sited to the rear, the current parking arrangements remain unaffected by this proposal and would still see off-road parking for 2 no. vehicles, which is considered acceptable.

For the preceding reasons the proposal will not result in significantly overbearing, overshadowing, or overlooking on any neighbouring properties and is in compliance with relevant Development Plan policies D DM1 & D DM4 of the Arun Local Plan, Section M of the Arun Design Guide and the NPPF.

SUMMARY

The moderate scale of the proposal results in overall plan area similar to adjoining neighbours and is considered acceptable in terms of its impact on both visual and residential amenity. Accordingly, the application 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

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.

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.
- Site Plan & Proposed Elevations.
- Proposed Ground & First 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 policy D DM1.

- 3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 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.

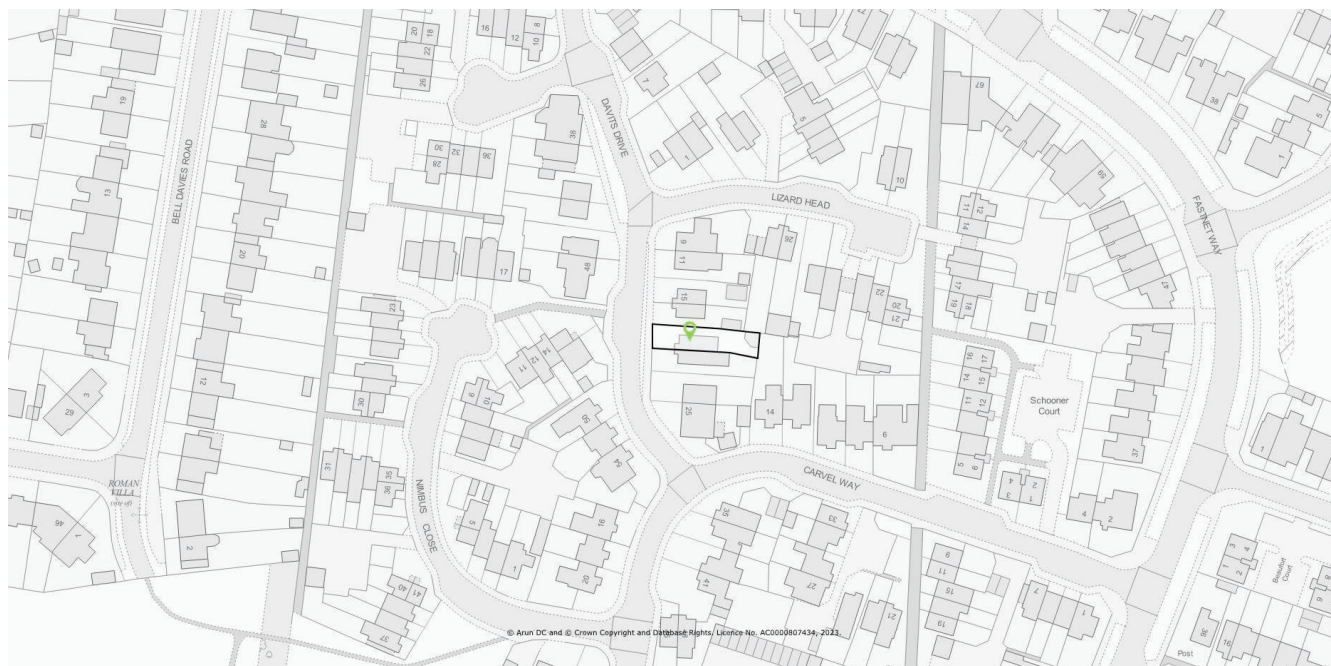
BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going](#)

LU/278/23/HH

to <https://www.arun.gov.uk/weekly-lists> and entering the application reference or directly by clicking on [this link](#).

LU/278/23/HH - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487. 2015