

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

REF NO: FP/102/20/HH

LOCATION: 2 Westmorland Drive
Felpham
PO22 8LX

PROPOSAL: Two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension to the side of the property.

REPRESENTATIONS

No objection/

No representation received from nearby occupiers.

CONSULTATIONS**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

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Felpham has a made

Neighbourhood Plan with policy ESD1 of relevance.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a two storey side extension to the west elevation. There is a porch which serves as the main entrance which will be removed and the front door re-located to the south. The property is on a corner fronting Outerwyke Road and Westmorland Drive and is highly visible.

The extension will run along the full side elevation meeting with the rear building line with the roof line extending to match that of the host dwelling.

The proposal is considered to have a significant presence in the street scene and wider area as a result of its siting. The extension will have a width of approximately 4.55m which adds significant bulk to the side of the property and as a result it is considered to appear unduly dominant upon the street scene due to the significant scale proposed.

The development is out of character with surrounding properties which are predominately uniform in character set back from the street scene, in contrast to the proposal which retains only 0.07m to the western boundary and footpath.

There is a side extension to the property opposite at 3 Westmorland Drive however this is single storey and smaller in scale.

Policy ESD1 of the Neighbourhood Plan states that development should be 'appropriate to its location'. The proposal conflict with this in such that size of the development is not appropriate for its corner location.

As a result of its open and prominent location, the bulk and scale of the proposed development is deemed to result in an adverse impact upon the spatial pattern and character of the area and is in conflict with policies D DM1 (1) and D DM4 (a) & (e) of the Arun Local Plan and Policy ESD1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The development is not considered to give rise to any harmful impacts on the occupiers of nearby dwellings.

Due to the siting of the extension which fronts the road, it is not considered to result in an overbearing or overshadowing impact on neighbouring occupiers.

To the rear elevation there are 2 additional first floor windows proposed. These would look towards the side elevation of the 4 Westmoreland Drive to the rear however is not considered to give rise to adverse overlooking. There are no windows to the side elevation.

Due to the siting, the proposal is not deemed to adversely impact on neighbouring amenity and accord with D DM1 (1) and D DM4 (c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to be in conflict with relevant development plan policies and as such is recommended for refusal.

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

REFUSE

- 1 The development has a detrimentally harmful impact upon the established character of the host dwelling, and its wider locality as a result of its significant bulk and siting, in conflict with D DM1 (1) and D DM4 (a) and (e) of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.
- 2 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal.