

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

REF NO: FP/102/21/HH

LOCATION: 25 Lionel Avenue
Felpham
PO22 8LG

PROPOSAL: Single storey extension & first floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a single storey rear extension and a first floor dormer extension.
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REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

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 2019-31 Policy ESD1](#) Quality of Design

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

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham has a made Neighbourhood Plan 2 with Policy ESD1 of relevance to the application. The proposal complies with is policy.

DESIGN AND VISUAL AMENITY

The proposal seeks an extension and dormer. The proposed first floor dormer will be partially visible from the street scene due to its siting to the side elevation of the dwelling.

The dormer is situated to the rear end of the side roof, running along approximately half of the roof slope with a length of 3.15m. It will have a depth of 1.75m and is fairly modest in size and as such does not appear unduly dominant.

The surrounding area is mixed in appearance and the addition of a dormer is not considered to result in the dwelling appearing out of character with the area.

There is currently a rear extension however this only extends across half of the rear wall of the dwelling. The proposal increases the width of the extension, so that it extends along the full rear elevation. Whilst it extends to quite a large depth, this matches that which currently exists and as such, it appears well integrated and subservient with the host dwelling. Materials proposed will match existing.

The Arun Design Guide was recently adopted to raise design in the district. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

Due to the siting and design of the proposal, it is not considered to result in harm upon the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of approximately 4.8m which matches the depth of an existing addition with a height at 2.9m.

The neighbouring property to the east also has an extension and as such the proposed does not extend beyond the rear elevation and is not considered to result in adverse overbearing. There is also sufficient screening with a fence along the boundary and separation retained.

With the extension already in existence to the western side, there will be no changes upon the neighbour to this elevation.

A small element of the rear roof features a flat roof and this will be altered to form a slope to enable a the dormer to be constructed, which will serve a bathroom. It is not considered to give rise to any direct overlooking over the neighbouring property at No.23, with no windows to the side elevation of the property. It may provide additional views over the garden and whilst it serves a bathroom, it will be conditioned to remain obscured glazed.

There will be 2 high level windows looking east from the single storey extension, however views are not considered additional to that which are already achieved.

Due to the design and location of the development, it is not considered to result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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

- Block Plan and Proposed Elevations - 2/4
- Section A-A - 4/4
- Proposed Floor Plans - 1/4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The first floor window to the dormer on the eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.

- 4 **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 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.