

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

REF NO: FP/102/26/HH

LOCATION: 10 Downview Road
Felpham
PO22 8HG

PROPOSAL: Demolition of front porch and rear conservatory for the installation of a new front porch and rear extensions, including changes to fenestration and external materials

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high ground water.

Built-Up Area Boundary.

2km Buffer for Site of Special Scientific Interest.

TPO Bognor no.5.

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)

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 comprises a detached dwelling. Planning permission is sought for the demolition of the existing front porch and rear conservatory, and their replacement with a new front porch and rear extension.

The proposed front porch would measure approximately 3.6m in width and 2.5m in depth. It would incorporate a pitched roof with an eaves height of approximately 2.3m and a maximum height of approximately 3.4m. The porch would feature a new aluminium entrance door, flanked by a full-height horizontal window. External materials would comprise painted render and roof tiles to match those of the host dwelling, ensuring visual integration with the property in accordance with the Arun Design Guide (ADG).

The proposed porch would exceed the guidance contained within the ADG, which states that front extensions should generally not project beyond 1.5m in depth. However, it would utilise matching materials and a sympathetic roof form, whilst replacing an existing porch structure. As such, the increase in footprint and departure from the ADG guidance would be acceptable and would not result in harm to the appearance of the host dwelling or the character of the surrounding area.

The proposed rear extension would measure approximately 4.5m in width and 4.5m in depth. It would have a flat roof form with a maximum height of approximately 3.6m, including the roof lantern. External materials would comprise a rendered finish to match the remainder of the dwelling, which is proposed to be fully rendered as part of the development. The extension would incorporate sliding doors within the south elevation, a window within the east elevation, and a roof lantern within the flat roof section.

Whilst the extension would exceed the ADG's recommended depth for rear projections of 3.3m, it would be located to the rear of the dwelling and would replace an existing conservatory. Furthermore, the extension would utilise matching materials and remain subservient in scale and appearance to the host property. Given its rearward location, it would not be readily visible from the public realm and would therefore not result in harm to the character or appearance of either the host dwelling or the surrounding area.

The proposal also includes alterations to the existing fenestration. The existing rear (east) window would be replaced with glazed patio doors, whilst the existing patio doors within the side (south) elevation would be replaced with a window. These alterations would visually match the existing fenestration and would utilise existing openings. As such, they would be acceptable.

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

RESIDENTIAL AMENITY

The proposed front porch would be set in approximately 5.8m from the northern side boundary and 7.3m from the southern side boundary. It would replace an existing porch and, given the generous separation distances, would not result in any overbearing or overshadowing impacts to neighbouring properties.

The proposed fenestration within the porch would overlook the private front driveway and would be located broadly in the same position as existing openings. Consequently, the development would not result in any overlooking or loss of privacy to neighbouring occupiers.

The rear extension would be set in approximately 1.3m from the northern side boundary and 11m from the southern side boundary. Due to its single-storey form, flat roof design and sufficient separation distances, the development would not result in any overbearing or overshadowing impacts to neighbouring occupiers. Furthermore it would replace an already established built form with a broadly

similar footprint.

Openings within the rear extension would be overall reduced as existing conservatory is glazed on all elevations. The proposed windows would be contained within east and south elevations only, thereby improving the residential amenity of neighbouring occupiers when compared to the existing situation. Due to its position and angle, the proposed rooflight would not afford direct views towards neighbouring properties.

The proposed extension would also reduce the extent of glazing compared to the existing conservatory, which is glazed on all elevations. The proposed openings would be limited to the east and south elevations, thereby reducing opportunities for overlooking when compared to the existing situation. Due to its position and angle, the proposed roof lantern would not afford direct views towards neighbouring properties.

The proposed fenestration alterations would replace existing openings and would be confined to the ground floor level. As such, they would not introduce any additional overlooking concerns when compared to the existing situation and would be acceptable.

It is acknowledged that the proposal would not fully comply with the ADG in terms of garden amenity space, with a remaining depth of approximately 9m. However, sufficient amenity space of approximately 11m remains to the side of the rear extension, which is above the recommended 10.5m. The shortfall would be limited and the remaining amenity provision would be adequate for current or future occupiers.

Overall, the proposal would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1, D DM4 and the ADG, apart from garden depths.

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 drawings:

 - Location and Block Plan
 - Proposed Ground Floor Plan Rev C
 - Proposed Elevations Rev D
 - Roof Plan
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.