

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

REF NO: FP/107/19/HH

LOCATION: Cwm Ivy
12 Wansford Way
Felpham
PO22 7NL

PROPOSAL: First floor side extension and pitched roof to existing porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor extension to the side of the property and a pitched roof porch to the principal elevation.

RELEVANT SITE HISTORY

FP/124/07/	Removal of existing conservatory and construction of single storey rear extension to provide new kitchen/ breakfast room & dining room.	ApproveConditionally 13-07-07
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council provided no response.
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The development will be visible from the street scene due to its siting at the principal elevation.

There is currently a single storey addition to the side of the dwelling and the proposal will construct a first floor. The roof will be hipped and sit below that of the host dwelling as not to appear unduly dominant.

There is an existing flat roof porch which will alter to form a lean to. A gable porch addition will also be constructed which will be open in appearance and extend around 0.5m beyond the existing porch. This is not beyond the established line of development and is not considered to appear overly dominant upon the principal elevation or street scene.

The materials will match that of the existing dwelling however the sides to the porch addition will be cladded. The neighbouring dwelling at No.10 is clad and therefore the material is not out of character for the area and is only used in a small amount.

The proposal will alter the appearance of the dwelling however it is considered to appear well integrated and not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The first floor will be situated above the existing side addition to the south at a width of 2.85m. It will have a height to match the existing eaves. The proposal will have a hipped roof therefore sloping away from the neighbouring property. There is a minimum of 1m retained to the boundary and due to the siting the development is not considered to appear overbearing or overshadowing upon neighbouring amenity.

There will be an additional window to the front elevation overlooking the street scene and an additional window to the side elevation facing south. The neighbouring dwelling has no openings to this elevation and as a result it is not considered to give rise to additional adverse overlooking.

There will be 1 additional window also to the first floor rear elevation. Whilst it serves a bathroom it will be conditioned to be obscured glazed as the neighbouring conservatory is constructed of glass and due to its siting it could give rise to adverse views and therefore this will ensure there is no unacceptable overlooking.

As a result of the siting and design of the extension it is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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
 - Existing and Proposed First Floor Plan - WW3
 - Proposed Elevations - WW2

- Location Plan - WW4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The window on the first floor east 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.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 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.