

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

REF NO: FP/108/20/HH

LOCATION: 26 Roundle Avenue
Felpham
PO22 8LL

PROPOSAL: Two storey extension to the South elevation with pitched barn hip roof, small dormer to North Elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey extension to the rear of the property and dormer. An application was approved in January for a similar proposal and the application seeks minor changes to this which include: - Alteration of materials - Increase in height by approximately 0.2m
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RELEVANT SITE HISTORY

FP/235/19/HH	Proposed 2 storey extension to the South elevation with pitched barn hip roof, small dormer to North elevation	ApproveConditionally 14-01-20
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REPRESENTATIONS

Felpham Parish Council.

Object

- It is unclear if this is 1m from the boundary.

3 letters of objection from 2 nearby occupiers.

- Concerns the extension will reduce sunlight into garden.
- The roof tiles are not in keeping with the red tiles in the area.
- Could set a visual intrusion into the area.
- The roofline appears higher.

Comments noted and addressed in conclusion.

The address specified with concerns of loss of sunlight were from No.32. Due to the siting of the extension which is located 3 houses to the south, it is not considered to provide an adverse impact upon this property. There would be some impact on immediate neighbours.

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 are D DM1 and D DM4 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.

BACKGROUND

An application was approved in January 2020 for a two storey extension and dormer.

This application seeks alteration which include

- Alteration to the materials of the roof and the addition of cladding.
- Increase in height by approximately 0.2m.

Due to the minor alterations from those recently approved only the changes will be addressed in this report.

DESIGN AND VISUAL AMENITY

The dwelling consists of a reddish/brown tile roof with white render to the external walls. There is an existing gable projection and it is proposed to clad the front of the gable and dormer. The first floor of the side elevation and rear extension will also be clad.

The amount of cladding to the front is relatively small, with the side elevation only partially visible. Whilst there are limited examples of similar materials in the vicinity, due to the modest amount fronting the street scene, it is not considered to result in the dwelling appearing adversely out of character with the area.

The roof tiles are proposed to alter from reddish/brown to dark slate coloured tile. The area is predominately red roofed and the alteration will be slightly out of character. Permission is not normally required to re-roof a house with different materials and therefore the works would likely be permitted development (apart from the extension). As such, it is not considered the alteration would warrant a

refusal with the works likely achievable without permission.

The proposal seeks to increase the height of the property by around 0.2m. The surrounding properties are similar in style, predominately single storey in nature. Whilst the height does increase, it is not considered to result in a significant adverse impact on the street scene with the increase modest in size and with the dwelling set back from the road, the alteration is not considered to result in the property appearing dominant upon the street scene or area.

Whilst the proposal will alter the appearance of the property within the street scene as a result of the materials proposed, it is not considered to result in a significant impact in which a refusal is justified and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The alterations to the materials are not deemed to adversely impact upon amenity.

The alteration to the height will result in the rear extension increasing from around 6.25m to 6.4m. In the previous report it was noted that the neighbouring property at No.28 has a conservatory to the northern elevation and the extension may likely give rise to slight overshadowing. With the height increasing it has to be considered whether this the impact is now significant. The development has a depth of around 3m with approximately 1.75m of that extending beyond the rear elevation of the property at No.28. Due to the design of the extension with the roof sloping away from the property and the separation to the boundary at 1.1m, it is not considered the minor increase would result in an adverse overshadowing or overbearing impact additional than that which is already approved.

The proposal is not deemed to harm amenity by way of overbearing, overshadowing or overlooking and accord 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
 - Location and Block Plan - GA 005 D
 - Proposed Plans - GA 009

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 **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.