

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

REF NO: FP/108/21/HH

LOCATION: Fourways Cottage
1 Wyke Lane North
Felpham
PO22 8LD

PROPOSAL: Erection of front porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/38/02/	Extension to living room (sun lounge), removal of existing conservatory off kitchen	ApproveConditionally 08-04-02
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REPRESENTATIONS

Felpham Parish Council: No objection

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Tree Preservation Orders

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)

[Felpham Neighbourhood Plan 2019-31 Policy](#) Quality of Design

ESD1**PLANNING POLICY GUIDANCE:**

NPPDG	National Design Guide
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**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy ESD1 of the Felpham Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy E SD1 outlines new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The porch will be to the front elevation, in place of a pitched canopy and will be visible from the wider area.

The porch will have a depth of 2m and a width of 2.2m. It will have a pitched roof which is similar to the design of the host dwelling. The proposal retains 4.65m to the front boundary which is open plan with multiple views available from the wider area. The dwelling had a canopy in the proposed location. The change of this into a front porch is not considered to significantly alter the appearance of the dwellinghouse.

The proposal appears to be subservient to the main building and well integrated with the dwelling. Due to the subservience and integration with the host dwelling the scheme is considered to be in accordance with Policy ESD1 of the Felpham Neighbourhood Plan.

Furthermore, the proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Additionally section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

Although the porch can be viewed from the street scene, the proposal is not considered to result in harm to the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan and complies with Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The porch will be to the front of the property. It will have a depth of 2m and a width of 2.2m. The height of the porch will be approximately 3m.

The porch has windows to both the south and north sides elevation but this does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties so complies with D DM4 of the Arun Local Plan. The proposal is a minimum of 5m from the nearest side boundary. This complies with D DM4 of the Arun Local Plan as proposal does not come to within a minimum of 1m of the side boundary.

Due to the siting and design of the proposal, the development is not considered to result in harm upon neighbouring 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.

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 plans:

- Location and Block Plan
- Proposed Block Plan
- Site and Location Plan
- Proposed Plans
- Existing Plans

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 materials and finishes of the external walls and roof of the porch hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity 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.