

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

REF NO: FP/109/21/HH

LOCATION: 24 New Barn Lane
Felpham
PO22 8LN

PROPOSAL: Erection of two storey rear extension, single storey front extension and hip to gable roof extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

FP/12/18/HH	Change of main roof design from hipped roof to gable end roof, a change in design front dormer and front porch to provide pitched roof and a two storey rear extension.	ApproveConditionally 13-04-18
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REPRESENTATIONS

Felpham Neighbourhood Plan: No Objection

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

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

DSP1 D SP1 Design

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#)

Quality of Design

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

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.

A similar proposal was previously approved - see site history.

DESIGN AND VISUAL AMENITY

The proposal will be to the at the front, side and rear and will have no significant harmful views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. This is due to the proposed design. Due to these factors, the extension is considered well integrated with the host dwelling.

The development will form a two storey extension with a depth of 5.8m. This will have a full width extension of 11m along the rear elevation connecting to an existing projection. It is appears well integrated with the dwelling, extending from the ridge line. This seeks to ensure that the addition appears sympathetic in appearance. Whilst the proposal cannot be considered to be subservient it does not encroach on the neighbouring properties or the street scene.

The Arun Design Guide was recently adopted to raise design standards and states extensions should respond to and complement the existing character and appearance of the building and the scale should be visually subservient. The proposal is deemed to comply with this, with sufficient space retained on site and with matching materials it appears subservient and complements the existing appearance of the building. Part M discusses how 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.

The proposal is not considered to result in harm on the street scene or wider area and accord with D DM1 and D DM4 of the Arun Local Plan. The design of the extension and distances from the neighbouring dwellings allows for the scheme to be considered in accordance with Policy ESD1 of the Felpham Neighbourhood Plan and complies with the Arun Design Guide.

RESIDENTIAL AMENITY

This proposal does not cause an overall significant harmful impact on neighbouring properties. The overall position away from the boundaries are acceptable, there is 20.37m at the rear, 0.9m to the closest side boundary and a further 1.325m to the north, although the boundaries vary in size this will not necessarily mean overlooking would be a significant issue.

The hip to gable extension could result in overlooking to the neighbours at the side north and south due to the extension of the roof area, however this would not result in significant harmful impacts and therefore is not a valid reason for refusal.

Due to the siting of the development and neighbouring properties, the addition is not considered to result in demonstrable harm upon amenity by way of overbearing or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan. Whilst some overshadowing/overbearing will take place to the property to the north this would be mostly to the side of the dwelling and not result in such harm to warrant a refusal.

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 Elevations
 - Proposed Floor 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 **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.