

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

REF NO: FP/111/20/HH

LOCATION: 17 First Avenue
Felpham
PO22 7LG

PROPOSAL: Side extension and replacement garage roof including conversion of garage to habitable use.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks a side extension and conversion of garage to habitable space with replacement roof.

A similar proposal was approved in May 2020 and this application seeks minor amendment to the previous application by way of increasing the height of part of the garage roof and installing a rooflight.

RELEVANT SITE HISTORY

FP/55/20/HH	Side extension and replacement garage roof including the conversion of garage to habitable use.	ApproveConditionally 27-05-20
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REPRESENTATIONS

No objection.

No representation received from nearby occupiers.

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered 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 May 2020 for a similar proposal and this application will only assess the differences which include;

- The addition of a rooflight to the garage
- Increase to the height of part of the existing flat roofed garage.

DESIGN AND VISUAL AMENITY

The alteration is visible from the street scene with the addition of the rooflight. The addition is minor in nature and well integrated with the host dwelling.

The height of the garage will increase slightly from the approved application. The increase is to the centre part of the garage which will increase by 0.25m. The centre element had been reduced in height compared to the remainder of the front and the rear and the alteration will allow the garage roof height to be consistent, running along the full side elevation at a total height of 2.75m.

Due to the minor change it is not considered to adversely impact the appearance of the dwelling within the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the minor change compared to that approved, the proposal is not deemed to result in adverse impacts upon amenity.

The height increase to the garage roof is minor at 0.25m and will match the remainder of the garage to this elevation and is not considered to result in adverse overbearing or overshadowing. Due to the height of the rooflight from finished floor level, it is not deemed to give rise to additional adverse overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The 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 Site Plan
 - Proposed Elevations - Rev B
 - Proposed Floor Plan - Rev A
 - Roof Plan

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.