

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

REF NO: FP/111/21/HH

LOCATION: 6 Firs Avenue
Felpham
Bognor Regis
PO22 8PX

PROPOSAL: Construction of 1 x dormer and 1 x roof light to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct 1 x dormer and 1 x roof light to front elevation.
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RELEVANT SITE HISTORY

FP/123/19/HH	Roof alterations to form new part first floor with side dormer projections (resubmission following FP/23/19/HH).	ApproveConditionally 30-07-19
FP/23/19/HH	Roof alterations to provide part new first floor.	Refused 28-03-19

REPRESENTATIONS

Felpham Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTBuilt-Up Area Boundary;
2km Buffer for Site of Special Scientific Interest;
Tree Preservation Orders - but these are not affected.**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:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy ESD1 of the Felpham Neighbourhood 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.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy due to the size and design of the proposal.

Further guidance from the Arun Design Guide is relevant and stated below.

DESIGN AND VISUAL AMENITY

The property is a detached two storey dwelling to the east of Firs Avenue. The property is constructed of brick white render walls and a pitched black slate tiled roof. The design is in mock Tudor style and contains a pitched gable to front (west) elevation. There is driveway to front (west) and garden to rear (east). The neighbouring properties are 4 Firs Avenue to south and 8 Firs Avenue to north. The surrounding area is residential in character and contains properties of similar design.

The proposals are for the construction of a dormer and rooflight to the front (west) elevation.

The dormer will be to the front (west) elevation so will be highly visible from street scene however due to pitched roof design of the dormer having the same pitch as the gable window to the front (west) and the smaller size of dormer, it is in keeping with the existing gable design to the front so will not adversely impact the street scene or surrounding character of the area therefore will comply with policy D DM1 of the Arun Local Plan. The dormer will have a width of approximately 1.71m and a depth of approximately 1.32m. The height to pitched roof will be approximately 1.37m. There will be two windows to the front (west) facing the driveway.

The single roof light will be sited to the front (west) elevation in the middle of the roof. Due to this siting, it will be highly visible from the street scene however due to the design of the roof light it is in-keeping with

the existing property and its minimal size does not adversely impact the character of the surrounding area so complies with policy D DM1 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that dormer windows should not be over-dominant and fussy. The proposal complies as the design and scale is in keeping to existing dwelling gable window design so is acceptable. It also states that they are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure and do not damage the original character and appearance of the building and its surrounding area.

The design is in-keeping and does not give rise to any adverse impact on the character of the surrounding area. It states when extensions include roof lights, these should maintain the privacy of neighbouring properties. Rooflights should be used sparingly, discreetly, and centred on the roof. The roof light proposed is in an acceptable location and does not adversely impact neighbouring amenity so is acceptable.

The materials seem to match the existing dwelling and consist of smooth white render to the dormer facade walls, black slate tiles roof tiles, UPVC windows and mock Tudor wood beams in the dormer facade wall at gable end so comply with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer will be sited to the front (west) elevation and as a result there is potential for overshadowing or overbearing effects to the neighbouring property 4 Firs Avenue to the south. Due to the scale and size of the dormer and gap of around 3.59m remaining to the southern boundary there is no adverse harm arising from overbearing/overshadowing effects to the neighbouring property.

Due to the new dormer window to the front (west) there is increased risk of overlooking to neighbouring properties to the west however due to the location of the road to the west and no direct dwellings to the west there is no adverse harm to neighbouring properties so complies with policies D DM1 and D DM4 of the Arun Local Plan.

Due to the minimal scale and size of the proposed roof light to front (west) elevation there is no adverse harm to overshadowing or overbearing effects so will comply.

Due to the siting of the rooflight to the front elevation and position of the existing gable window and new dormer to the front elevation, there will be restricted impact to overlooking to either north or south and with no direct neighbours to west, there is no adverse harm to overlooking so will comply with policies.

The proposed dormer and roof light is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with the 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 Plan 0110
 Block Plan 01019
 Existing Elevations 0103
 Proposed Elevations 0104
 Elevations Current v Proposed 0105
 Proposed West Elevation 0107
 Existing Plans 0101
 Plans Proposed 0102
 First Floor Plan 0106

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 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.