

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

REF NO: FP/112/21/HH

LOCATION: 11 Culver Road
Felpham
PO22 7EF

PROPOSAL: Loft conversion and extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to undertake a loft conversion and hip to gable main roof extensions to front and rear. The extensions are the same width as the existing roof and no taller than the highest part.
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RELEVANT SITE HISTORY

FP/26/06/	Dormers to front and rear roof slopes.	ApproveConditionally 24-03-06
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REPRESENTATIONS

Felpham Parish Council - No Objection.
No comments received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest

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 Quality of Design
ESD1

PLANNING POLICY GUIDANCE:

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**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Also Section M of the Arun Design Guide.

Felpham has a made Neighbourhood Development Plan with Policy ESD1 being relevant to this application.

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 ESD1 of the Felpham Neighbourhood Development Plan states development proposals for new and existing development including extensions and alterations must be of high quality, and designed to be sympathetic to the local design style principles set out in the Felpham Design Guide 2018.

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 north of Culver Road. The dwelling is constructed of brick with a mix of white render & hanging tile walls and a pitched tile roof. There is a pitched gable projecting feature and first floor balcony to the front (south). There is driveway and a garden to the rear. The neighbouring properties are numbers 9 and 11a Culver Road. The surrounding area is residential in character and contains a mix of house styles/designs although no 9 is very similar.

The proposals are for a loft conversion with hip to gable main roof extensions to front (south) and rear (north). There will also be enlarging of existing front and rear roof windows (1 per elevation).

Due to the siting of extension to the front (south) roof elevation it will be highly visible from the street scene. Whilst the design adds some bulk to the front roof elevation, the pitched roof design is in-keeping with the existing property and will not adversely impact the street scene or the surrounding character so complies with policy D DM1 of the Arun Local Plan.

Due to the siting of extension to rear (north) roof elevation it will be significantly less visible from the street scene. Whilst the design will give rise to additional bulk to the rear and be viewable from the sides, the pitched roof design is similarly in keeping with the existing property.

Arun recently adopted a Design Guide. It states that development should be subservient to the main

dwelling. Whilst the hip to gable extensions do not comply adding additional bulk, the size is in keeping with the existing property and scale does not adversely impact the surrounding character so is acceptable. It also states that the roof extensions must preserve neighbouring amenity by avoiding designs which result in excessive visual intrusion and/or the blocking of light into surrounding properties. The proposals will have a minor impact on light impact to neighbouring properties so is acceptable. It also states roof extensions associated with loft conversions can play a valuable role in increasing the efficiency of a building's land use while ensuring appropriate amenity for occupants. Roof extensions should be located in discreet positions on rear elevations wherever possible. Whilst the roof extension to front does not comply, the design is in keeping and does not adversely harm the character so is acceptable.

The proposed materials will match the existing dwelling and comprise of plain clay tiles to the pitched roof, plain tile hanging to new gable walls, and white UPVC double glazed windows so comply with policy D DM1 and D DM4 of the Arun Local Plan and policy ESD1 of the Felpham Neighbourhood Development Plan.

RESIDENTIAL AMENITY

Due to a gap of around 5.2m remaining to east boundary there is no adverse harm to overshadowing or overbearing effects to the neighbouring property. Due to the gap of around 1.2m to the western boundary and siting of the roof additions away from the west side of property, there will be no adverse harm to overshadowing or overbearing effect to the west so complies with policy D DM4 of the Arun Local Plan.

Due to the window enlargement to front (south) roof elevation there is increased risk to overlooking to neighbouring properties to south however due to gap of around 8.0m remaining to south boundary and location of road to south there is no adverse harm to overlooking to south so is acceptable. Also, the enlargement concerns an existing window from which views can already be taken.

Due to the window enlargement to the rear (north) roof elevation there is increased risk to overlooking to neighbouring properties to east however due to building line to east positioned forward and gap of around 5.2m remaining to east boundary there is no adverse harm to overlooking to east. Also, the enlargement concerns an existing window from which views can already be taken. Due to large gap of around 18.9m remaining to the rear (northern) boundary there is no adverse harm to overlooking to neighbouring properties to north so is acceptable.

The development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan and part M of the Design Guide and policy ESD1 of the Felpham Neighbourhood Development Plan.

SUMMARY

The development accords with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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
Existing Ground Floor Plan
Proposed Elevations
Proposed First Floor Plan
Existing First Floor Plan
Proposed Ground Floor Plan
Existing Elevations
Proposed Loft Plan

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 The materials and finishes of the roof of the hip to gable extensions hereby permitted shall match in colour and texture with the roof tiles on the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 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.