

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

REF NO: FP/113/21/HH

LOCATION: 14 Davenport Road
Felpham
PO22 7JR

PROPOSAL: Hip to gable loft conversion with juliet balcony, alterations to fenestration/openings and external facade.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Felpham Parish Council: No objection

8 letters of objection from nearby occupiers due to overlooking, overbearing, the increased roof height, concerns over there being a precedent for 3 storeys, out of character with the area and the materials being unsuitable.

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

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.

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 dwelling is on the private estate fronting Davenport Road on the south side. It is set a good way back from the road due to the large plot size. The buildings on Davenport Road have no set character with materials, individual character, design and scale all varying from plot to plot. The wider locality is sub-urban in its appearance, in that to the south there is the sea with residential to the north.

The side hip to gable extension of the west elevation has a proposed total roof length to 10.5m, due to the hip to gable roof change.

As a result this proposal is not considered to 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.

Section M of the design guide also states over dominant compositions on dormer should be avoided by ensuring that designs are a minor incident in the roof plane and made of sympathetic to the existing or original building materials. They are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure. They are not located close to verges or hips and have gabled or flat lead roofs. They do not damage the original character and appearance of the building and its surrounding area and minimise interference to the original form, appearance and fabric of the original built structure.

The Juliet balcony to the rear would not be out of character with the dwelling and would not dominate the appearance of the dwelling. There are multiple examples of terraces and balconies on Davenport Road allowing the proposal to be in keeping with the surrounding area and not an alien feature when looking at the rear from the seafront. The works will have views from all around with the additional floor creating a larger dwelling, however due to its design and location it does not have a demonstrably harmful impact

on the character of the area.

The second floor aspect due to the raising of the roof height cannot be considered subservient. There are examples of a variety of heights on the estate with neighbouring properties being higher. The addition proposes a height to match that of the neighbours on a spacious plot so is not considered to cause a precedent for taller dwellings.

Whilst the change in fenestration results in a change of appearance of the dwellinghouse due to the wide variety of different materials used for the external aspects of the surrounding properties. As such the addition of a new material is not considered to be to the detriment of the application.

It accords with Part M of the Design Guide in that the form does not overpower the existing or neighbouring properties, integrates with the existing dwelling, and uses materials which match the existing building, responds to existing elevations through the size and positioning of doors and windows and maintains established building lines.

The application is conflicts with D DM4 of the Arun Local Plan due to the scale of the extension however no significant harm would result to the intrinsic rural character, or that of the dwelling, the proposal is deemed in accordance with D DM1 of the Arun Local Plan. Whilst taller the buildings scale would not conflict with the requirements of ESD1 of the Felpham Neighbourhood Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to have significantly harmful overshadowing or overbearing impact on occupiers of neighbouring dwellings to its East or West. This is largely due to its scale and large separation distances from adjacent dwellings. Whilst the development will have some views to its neighbouring properties it does not add an unacceptable level of overlooking or views that are not already obtainable from the existing terrace. The proposed siting of the balcony is to the south of the site with multiple balconies within the locality which require no screening to the rear there is not considered to be any requirement for any screening to the rear only the side.

Whilst the height of the property is to be increased, which will have some impact on the neighbours, the increase is not considered to be demonstrably harmful due to the varying heights of properties within the locality this is due to the existing highest point being 8m which will increase to 8.75m with the pitch height increasing by 0.75m. the design of the proposal with a flat roof allows the scheme to be acceptable, due to the height of the neighbouring properties being the same as that of the proposed.

Part M of the Arun Design Guide explains that proposals should preserve the amenity of the original and neighbouring property in regards to overlooking, overbearing and overshadowing. The proposal of is considered to comply with this due to the separation distance and the scale of the proposed.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and ESD1 of the Neighbourhood 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.

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 21009-P-001
 - Existing Site Plan 21009-P-002
 - Proposed Site Plan 21009-P-003
 - Existing Site Plan and Elevations
 - Proposed Plans 21009-P-107-D
 - Existing First Floor Plan 21009-P-101-A
 - Existing Ground Floor Plan 21009-P-100-A
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.