

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

REF NO: FP/114/21/HH

LOCATION: 14 Sutton Close
Felpham
PO218EY

PROPOSAL: Removal of existing structure & erection of single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove existing structure & erection of single storey front extension.
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REPRESENTATIONS

Felpham Parish Council - No Objection.
No representations 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 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
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

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 single storey bungalow to the east of Sutton Close cul-de-sac. The property is constructed of brick with a pitched roof. There is an existing flat roof single storey addition to the front (west) elevation that will be removed as part of the proposals. There is driveway area to front (west), attached garage to north east and garden to rear (east). The neighbouring properties are 12 Sutton Close to north and 57 Wroxham Way to south. The surrounding area is residential in character and contains a mixture of two storey dwellings and single storey bungalows.

The proposals are to remove the single storey structure to front (west) elevation and construct a larger single storey extension.

Due to the siting at front (west) of dwelling the proposals will be highly visible from street scene however the pitched roof design visually integrates with the dwelling being at single storey and the height beneath the main dwelling eaves height creates visual subservience so will not adversely impact street scene or surrounding character of area so will comply with policy D DM1 of the Arun Local Plan and policy ESD1 of the Felpham Neighbourhood Development Plan.

Due to loss of driveway space to front (west) it will reduce on site parking availability. However due to the driveway area remaining to front (north) it seems 2 spaces will remain available so this complies with Policy T SP1 of the Arun Local Plan and Arun Parking Standards.

The proposal will have a width of approximately 4.82m and a depth of approximately 2.34m. The height to pitched roof will be approximately 4.08m. There is a gap of around 4.0m remaining to the south boundary. The proposal will have 3 new windows in the front (west) elevation and another single window in the porch area of front (west) elevation. There will be a new front door and single window to the south elevation of extension.

Arun recently adopted a Design Guide. It states development should be subservient to the dwelling and this complies in terms of size and scale. It states front extensions must consider their impact on the surrounding street scene, and are more likely to be acceptable on streets with a staggered or set-back building line. It states that extensions should not project forward beyond the predominant building line. Whilst the extension is beyond the front building line, it is at single storey and pitched roof design is in-keeping so is acceptable. It also states front extensions should generally be no deeper than 1.5m and

should not be the full width of the building. Whilst the proposal is greater than 1.5m in depth (2.34m) it is not excessively so and is considered acceptable.

The materials seem to match existing property and consist of render and colourwash walls, Marley Cedral cement board cladding, roof tiles, UPVC windows and UPVC door so will comply with policy D DM1 and D DM4 of the Arun Local Plan, ESD1 of the Neighbourhood Plan the Design Guide.

RESIDENTIAL AMENITY

The proposal will have a width of approximately 4.82m and a depth of approximately 2.34m. The height to pitched roof will be approximately 4.08m. Due to the siting at the front elevation there is increased risk to overshadowing or overbearing effect to 12 Sutton Close to north however due to 2.40m gap to northern boundary and building line to north set back there is no adverse harm to overshadowing or overbearing effects to north. There is slight increased risk to overshadowing or overbearing effect to 57 Wroxham Way to the south however due to the property to the south being set back from the southern boundary and being at single storey it does not give rise to adverse harm to overshadowing or overbearing effect to neighbouring property to south so is acceptable.

Due to 3 new windows in the front elevation of the extension and 1 single window in front (west) elevation of porch of extension there is increased overlooking to neighbouring properties to west. However due to Sutton Close road and large gap to nearest property to west there is no adverse harm to overlooking to neighbouring properties to west.

Due to a new door and single window in south elevation of extension there is increased risk to overlooking to neighbouring properties to south however due being at single storey and a gap of around 4.0m remaining to south boundary there is reduced impact to overlooking effects to neighbouring property to south 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.

SUMMARY

The 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.

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, Block Plan, and Proposed Floor Plan and Elevations Sheet 1a of 2

Existing Ground Floor Plan and Elevations, Existing and Proposed Roof Plan Sheet 2 of 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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.