

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

REF NO: FP/11/19/HH

LOCATION: 39 Limmer Lane
Felpham
PO22 7HD

PROPOSAL: Single storey front extension, side extension, rear extension and addition of a rear dormer

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application proposes to construct an extension to the side and rear of the property. A rear dormer will also be constructed and a porch to the front.

RELEVANT SITE HISTORY

FP/251/18/HH	Detached carport and garage	ApproveConditionally 10-01-19
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
Felpham Parish Council provided no objection to the application.
No representation from nearby occupiers.

CONSULTATIONS

Environment Agency

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the determination of the application. The proposal complies with this policy.

DESIGN AND VISUAL AMNEITY

The proposal is situated to the front, side and rear of the dwelling. The dwelling is however set back approximately 8.7m behind the front boundary of the property and with hedging to the front the view is partially restricted.

The proposal will construct a porch to the front elevation which will project beyond the principal elevation by around 1.75m with a pitched roof. Due to the siting of the dwelling and neighbouring properties this is not considered to extend beyond the established development line or appear unduly dominant upon the street scene.

The alterations to the side and rear appear subservient to the host dwelling and are well integrated with materials proposed to match that of the existing dwelling. The surrounding properties are of a varied design and style and as a result is not considered to appear out of character with the area.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is an already an existing addition to the eastern elevation and this will increase the width by approximately 1.5m. The ridge height and eaves will also increase. The eaves will increase 0.4m which will match that of the host dwelling. As a result the height will slightly increase also. The extension is however set 5.4m from the boundary to the east and 20m to the rear. As a result the increase in size is not considered to appear overbearing or overshadowing upon neighbouring amenity. There are no windows proposed to the east side elevation and whilst there are 4 additional velux proposed due to their siting above finished floor level, the development is not considered to give rise to any adverse overlooking.

There will also be an extension to the northern elevation. This is modest with a width of around 3.5m and ultimately infills the rear elevation with the height proposed to match the existing rear at around

4.5m. An additional window will be installed however this will replace a door and with sufficient separation distance any views will be of the rear garden.

There will also be an addition of a rear dormer. This again is modest in size covering less than half of the roof space. It will have a depth of 2.3m. Due to the siting of the dormer and with a minimum of 20m to the rear boundary it is not considered to appear overbearing or give rise to any adverse overlooking upon neighbouring amenity. A velux will also be installed however again due to its siting is not deemed to give rise to adverse overlooking.

The proposals are not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 Block Plan - 1847 P01
- Perspective Views - 1847 P 07
- Proposed Elevations - 1847 P06
- Proposed Floor Plans - 1847 P 05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 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.