

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

REF NO: FP/11/21/HH

LOCATION: 1 Mornington Crescent
Felpham
PO22 8HL

PROPOSAL: Two storey side extension, single storey rear extension, porch to front and addition of 2 x parking spaces.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension, a single storey extension to rear and a porch. There will also be alterations to the parking to the side of the dwelling.

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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

Felpham has a made Neighbourhood Plan and an emerging Plan. Policy ESD1 is of relevance the application and the proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property is situated to a corner and the addition will be highly visible within the street scene.

The side addition will be two storey in height and extend east. It will have a depth of approximately 4.3m which will encompass a grassed area to the side of the dwelling. There is also a single storey extension which will be extended slightly in depth and an existing utility to the side will be extended to will to meet with the front of an existing garage, which fronts the road to the east. This will have a depth of around 1.8m.

Due to the siting of the extension, it adds bulk to the side of the dwelling however retains a minimum of 2m to the eastern boundary as such it is not considered to appear unduly dominant in which a refusal is warranted.

The ridge line will be extended to match the host dwelling, this helps to ensure it appears well integrated.

The external materials consist of brick and it will be condition that materials should match existing to ensure it is sympathetic in appearance to the dwelling and surrounding area which consist properties of a similar style and design.

There will also be a porch constructed to the front of the two storey addition with a further 1.7m in depth. It will have a pitched roof and is modest in size.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers to householder extensions.

Section M relates to householder extensions and states 'development should respond to and complement the existing character and appearance of the building and wider townscape. The scale, massing and positioning of extensions should be visually subservient to the existing property and it should take a simple and unobtrusive form which does not overpower the existing or neighbouring properties'

It is considered the proposal complies with the Design Guide. The scale of the development appears acceptable and with space retained to the boundary frontage, it appears appropriate in relation to the surrounding area.

The development is not deemed to adversely impact the appearance of the street scene and is considered to comply with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the siting of the two storey addition, with no properties to the eastern side, it is not considered to appear adversely overbearing or overshadowing upon amenity. Similarly, the single storey addition which extends alongside the garage is located away from neighbouring dwellings and will not result in harm.

To the rear there is an existing conservatory which will be removed and replaced with an extension which will extend along the rear. The extension will have a maximum depth of around 3.7m. This is around 1m further than the existing rear. It will have a height of 2.85m. The rear extension is considered to intersect a 45 degree angle when a line is drawn from the centre of the ground floor rear window closest to the

shared boundary. However, with a modest height and the depth only slightly larger than that which can be constructed under permitted development, it is not considered to result in a significant impact upon amenity in which a refusal is justified and the existing conservatory is likely to result in the same impact.

The development will feature a number of additional windows. There will be 2 windows to the south and 3 to the east which will have views over the street scene. There will also be an additional first floor window to the rear. Due to the siting, this would look towards the property at the side/rear which is a bungalow and whilst it does not provide direct views into the property it may provide additional views into the garden and it will be conditioned the window is to remain obscured glazed.

Due to the siting and design, the proposal is not considered to result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local 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 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 - 20/74/5
 - Block Plan - 20/74/4
 - Proposed Plans 20/74/3

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 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 D DM1 of the Arun Local Plan.

- 4 The first floor window on the northern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 5 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.