

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

REF NO: FP/11/22/HH

LOCATION: 69 Downview Road
Felpham
PO22 8JA

PROPOSAL: Single storey rear infill extension following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey rear infill extension, following the demolition of an existing conservatory.

RELEVANT SITE HISTORY

FP/84/02/	Two storey extension to side and single storey extensions to rear together with repositioning of existing vehicular/pedestrian access	ApproveConditionally 25-07-02
EG/60/97	First floor extension	ApproveConditionally 11-03-98
EG/13/97	First floor bathroom extension	ApproveConditionally 02-05-97

REPRESENTATIONS

Felpham Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Councils Arboriculturist - No response.

POLICY CONTEXT

Built Up Area Boundary
 TPO
 2km Buffer for Site of Special Scientific Interest
 CIL Charging Zone 4

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. Part M and general criteria set by the Arun Design Guide is also considered.

Felpham has a 'made' Neighbourhood Development Plan, of which Policy ESD1 is of relevance. Policy ESD1 is concerned with the design of development and states 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 contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the property, and will not be visible from the wider area.

The extension will replace and infill a space currently occupied by a conservatory. This conservatory is between two single storey extensions, and as a result causes a slight disconnection between the developments. The infill extension will join up the two extensions, following their design styles and roof line, to create a more coherent rear development. It will have a width of 3.15m and depth of 4.55m, and a false pitch flat roof, matching that of the existing extensions. The proposed is a suitable replacement for the conservatory, and will improve the visual appearance of the rear elevation. Its design will have no harm on visual amenity and is in keeping with the character of the property. Being to the rear, the proposal retains no distance to the front boundary and is not visible from the street scene. As a result, it will have no impact on the composition or appearance of the street and is in keeping with the character of the area.

The proposal appears subservient to the design of the dwelling and is well integrated. It will use materials matching that of the existing, and is well designed for its context, posing no unacceptable harm to the visual appearance of the property. The extension will contribute positively to the character of the property, and the locality, and is in accord with ESD1 of the Neighbourhood Plan.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. The proposal is subservient to the host, and well designed for its context, responding sympathetically to the characteristics of the building. It is in accord with Part M.

The development is not considered to have an adverse impact on visual amenity, or to the character of the area, and is in accord with D DM1 and D DM4 of the Arun Local Plan, the Neighbourhood Plan, and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey, and will join up with and follow the design of two extensions. It will have a false pitch flat roof, matching the existing and measuring approximately 2.9m high, and 2.4m at the eaves. It will incorporate a roof lantern, which will protrude slightly above at 3.12m. This feature will cause little overbearing and poses little harm to residential amenity. A distance of 33.514m is retained from the west (rear) boundary. Given this distance, and the scale and location of the proposal, the extension will not give rise to any overbearing or overshadowing and will have minimal impact on residential amenity. This is in accord with D DM4.

In addition to the roof lantern, the extension will one set of bi-folding doors to the west elevation. These doors face the rear garden, and do not overlook any neighbouring properties. They retain a sufficient distance from the nearest boundary and pose no risk of harm to neighbouring privacy or amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of the neighbouring properties, and exhibits no features that may unacceptably impact residential amenity. This is in accord with Part M.

The development will result in little harm to residential amenity, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

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:
 - Existing Elevations SC-BR-01
 - Proposed Elevations SC-BR-02
 - Existing Floor Plans SC-BR-03
 - Proposed Floor Plans SC-BR-04
 - Roof Plans SC-BR-06
 - Location Plan SC-BR-12
 - Block Plan SC-BR-13
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.