

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

REF NO: FP/125/25/HH

LOCATION: 14 First Avenue
Felpham
PO22 7LG

PROPOSAL: Single storey rear extension. First floor side extension above existing ground floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - Objection.

- no scale bars: it is not clear if a 1m gap from the boundary has been maintained on the first floor.
- bedroom 5 - there may be issues with overlooking and it is unclear whether this is diffused glass.
- the proposal fails to comply with Arun District Council Parking Requirements.

Comments

- the scale bar is on the top right hand side of the plans and the gap between the first floor side extension and boundary is approximately 1.3m.
- the neighbouring dormer extension is obscured glass and a condition has been attached to bedroom 5 window (north).
- comments regarding Arun District Council parking requirements have been noted.

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS - Objection.

- no drainage documents have been submitted.
- runoff destination.
- extreme rainfall and flooding.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

Erosion Risk Statement - 200m mhw.

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)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

[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

DESIGN AND VISUAL AMENITY

The site is a detached two storey dwelling located at 14 First Avenue. This application seeks planning permission for the construction of a single storey rear extension incorporating an existing conservatory footprint and a first-floor side extension above an existing garage. The single storey rear extension is sited to the west elevation and the proposed first-floor side extension is sited to the north elevation.

The single storey rear extension would have a width of approximately 6.8m and a depth of approximately 6.1m. The extension would have a flat roof with an approximate height of 2.9m, containing three separate rooflights with an approximate total height of 3.08m. The rooflights would be in accordance with Part M of the Arun Design Guide (ADG) as it would maintain the privacy of the neighbouring properties. It is acknowledged that a single storey rear extension of a similar footprint could be constructed under permitted development.

The materials would be finished with brickwork and render and profiled concrete roof tiles that match the existing. Fenestration to the rear and side elevations (west and north) would be PVCu or powder coated aluminium double-glazed units. The use of matching materials ensures the extension integrates appropriately with the dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide (ADG) and the Felpham Neighbourhood Development Plan (FNDP) policy EDS1.

The single storey rear extension would not be visible from the street scene of First Avenue as it is sited to the rear (west) of the dwelling. The proposal would remain subservient to the main dwelling.

Given the siting, size, scale, and design the single storey rear extension would not result in any harm to visual amenity, character or appearance of the host dwelling, street scene or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

The side extension at the first-floor level would have a width of approximately 2.5m and a depth of approximately 7m. The extension would have a gable roof to match the existing roof with an approximate eaves' height of 2.34m.

The materials would be finished with brickwork and render and profiled concrete roof tiles that match the existing. Fenestration to the rear and side elevations (west, north and south) would be PVCu or powder

coated aluminium double-glazed units. The use of matching materials ensures the extension integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and the FNDP policy ESD1.

The side extension at the first-floor level would not be set down from the main ridge line and would not appear subservient to the main dwelling. However, it would be set in from the front elevation of the existing garage, integrate with the existing dwelling and would not appear prominent within the street scene of First Avenue. The use of matching materials and a consistent roof design would ensure that the extension would integrate appropriately with the host dwelling.

It would not appear out of place within its context being similar in siting, size, scale, and design of other dwellings in the vicinity. It would not cause harm to visual amenity, character or appearance of the host dwelling, street scene or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The single storey rear extension would be set from the side boundary (north) approximately 6.58m and from the side boundary (south) approximately 1.36m.

The depth of the rear extension would exceed the 3.3m guidance depth for rear extensions to detached dwelling outlined in the ADG. Given the substantial rear extension of the neighbouring property (south), the treatment boundaries of neighbouring properties, the height and flat roof design, the rear siting of the proposal (incorporating an existing smaller single storey rear extension), the resultant garden depth and the spacing maintained between the extension and neighbouring properties the proposal would not result in harm to the overshadowing or overbearing impacts to the neighbouring dwellings. It is acknowledged that a single storey rear extension of a similar footprint could be constructed under permitted development.

The fenestrations to the single storey rear extension (west and north) would have an outlook of the rear garden amenity (west) serving the dwelling and an outlook (north) towards the neighbouring dwelling. Given the proposed single storey rear extension would be set from the side boundary (north) approximately 6.58m the proposal would not result in loss of privacy to the neighbouring dwelling to the north.

The side extension at the first-floor level (north) would have a width of approximately 2.5m and a depth of approximately 7m. The extension would have a gable roof to match the existing roof with an approximate eaves' height of 2.34m. This would have minimal impact on overshadowing but would not result in harm to the neighbouring dwelling or residential amenity to the north.

The first-floor side extension would be approximately 1.36m from the side boundary (north). This would not comply with the minimum guidance of 2m for a first-floor extension outlined in the ADG policy M. Given the similar side boundary separation with the neighbouring property (north), the spacing maintained between the proposed first-floor side extension and the neighbouring property would not result in harm to the overshadowing or overbearing impacts.

The side extension at first-floor level would incorporate one fenestration to each of the rear (west), side (north), and front (east) elevations. The rear-facing fenestration would serve an ensuite and would have a prominent outlook of the rear garden amenity (west) serving the host dwelling. A condition requiring obscured glazing and non-openable below 1.7m above the internal floor level would ensure there is no overlooking or loss of privacy to the neighbouring garden (northwest).

The first-floor side (north) fenestration would face the neighbouring property's dormer, which is fitted with

obscure glazing. Given the proximity to the boundary, it is appropriate to impose a condition requiring the proposed first-floor side (north) fenestration be obscure-glazed and non-openable below 1.7m above the internal floor level.

The front first floor fenestration would have an outlook of the front of the house (east) and match existing fenestration.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

DRAINAGE

The site is in an area of increase water capture and surface water flood risk so the proposed development needs consideration under Arun Local Plan policies W DM1 and W DM3 and the National Planning Policy Framework (NPPF).

The first-floor side extension would be built over an existing garage footprint and would not increase ground impermeability in this area.

The single storey rear extension would incorporate an existing smaller single storey footprint and would extend across existing suburban garden, marginally encroaching on the eastern edge of an identified area of medium surface water flood risk.

Paragraph 181 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

While the single storey rear extension may result in a minor increase in surface water runoff to the rear garden of the dwelling, it is not expected to significantly increase flood risk to the wider site or surrounding properties. Subject to a condition for the rear extension floor levels to be no lower than the existing, there would be no significant increase of flood risk on site.

The Drainage Engineers objection is noted and that the proposal is not compliant with national standards (Standard 1 of the NSfS). A single storey rear extension of a similar footprint could be constructed under permitted development and therefore, on balance, the proposed development would be acceptable in accordance with Arun Local Plan policies W DM1 and W DM3, and the NPPF.

PARKING

Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. The proposal would not reduce existing on or off-street parking provision and therefore a condition to secure additional parking is not required in this case.

SUMMARY

The development is in accordance with relevant development plan policies and 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:

1. Proposed Plans 03B.
2. Proposed Elevations 04B.
3. Block and Location Plans 05.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide.

- 3 The fenestrations of the rear (west) and side (north) first-floor extension elevations hereby permitted shall be obscure-glazing, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is

installed.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4 the Arun Design Guide and in accordance with Schedule A3 of the Town and Country Planning Act 1990 (as amended).

- 4 The floor levels within the extension hereby permitted shall be set no lower than the existing floor levels within the dwelling.

Reason: In the interests of flood risk in accordance with Arun Local Plan policies W DM1 and W MD3.

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.