

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

REF NO: FP/127/21/HH

LOCATION: 1 Vicarage Lane
Felpham
PO22 7DY

PROPOSAL: Single storey side infill extension with alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above. Single storey, pitched roof extension to the side of the dwelling.

RELEVANT SITE HISTORY

FP/39/03/	First floor extension to bedroom.	ApproveConditionally 04-04-03
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REPRESENTATIONS

Felpham Parish Council:- No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the built up area.

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)

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design

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 2 with Policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The site is a two storey terraced dwelling with gardens to the front, side and rear.

The proposal seeks an extension to the side. The extension should have limited impact on the street scene due to its position behind a 2 storey extension.

The surrounding area is mixed in appearance and the addition of a small extension is not considered to result in the dwelling appearing out of character with the area.

The Arun Design Guide was adopted to raise design in the district. The proposal is considered to comply with Part M of the Design Guide as the modest design responds to and complements the character and appearance of the dwelling. The scale and massing is also appropriate.

Due to the siting and design of the proposal, it is not considered to result in harm upon the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the FNDP.

RESIDENTIAL AMENITY

The extension will have a modest depth and does not extend beyond the rear/side of the dwelling.

There is an alley to the west that divides the neighbouring property to the west (flats over shops) and does not result in adverse overbearing/overlooking/overshadowing.

Due to the design and location of the development, it does not result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the FNDP .

SUMMARY

The development accords 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.

CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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:-

12103.01 - Location and Block
12103.04 - Ground floor
12103.05 - First floor
12103.06 - Roof.
12103.08 - Elevations

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.