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

REF NO:	FP/12/18/HH
LOCATION:	24 New Barn Lane Felpham PO22 8LN
PROPOSAL:	Change of main roof design from hipped roof to gable end roof, a change in design front dormer and front porch to provide pitched roof and a two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed changes to the front dormer comprise no change in width or depth but a gable roof to a height of 2m (max) is proposed. A roof light is also proposed in front roof slope. The change to the porch also only involves the introduction of a pitch roof to a height of 3.8m (max). The cat slide roof is removed and the property increased in height to provide a gable end with a height of 6.4m. The proposed rear extension involves replacing the existing extension and providing an L shaped extension that measures approximately 11m wide, 5.9m deep (max) and 6.4m high (max). No details of materials are provided.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the property has two vehicle accesses and originally had mature planting between approximately 3m high, however this has now been reduced. To the rear there is timber fencing approximately 1.8m high and mature planting.
SITE CHARACTERISTICS	Detached two storey property constructed of render beneath a tile roof. The property is set on a large plot is set back well from the road. There is an existing narrow two storey rear addition and conservatory.

CHARACTER OF LOCALITY	Residential comprising properties of varying size and scale set on reasonably large plots. The two adjacent properties are bungalows, although No.22 is set back behind the front building line of the application property.

RELEVANT SITE HISTORY

No relevant planning history

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council No objection as long as dimensions do not exceed building regulations. A similar response was received to the re-consultation with no objection subject to not exceeding extension guidelines

No response to public consultation.

The description of development was changed during application and a new consultation process carried out.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:
Built up area

DEVELOPMENT PLAN POLICES

Arun District Local Plan (2003):

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

Publication Version of the Local Plan (October 2014):

D DM1 Aspects of Form and Design Quality

D DM4 Extensions & Alterations to Existing Buildings

D SP1 Design

SD SP2 Built -Up Area Boundary

Felpham Neighbourhood Plan 2014 POLICY ESD1 Design of new development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017. A consultation on proposed modifications ended mid February 2018.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The dwelling is located within the built-up area boundary in an established residential area where the principle of development is acceptable subject to compliance with relevant development plan policy.

The proposed roof alterations significantly alter the shape of the building. However, change is not necessarily harmful. There is an increase in ridge height of the side of the property, following the replacement of the cat slide roof, is in line with the existing ridge line of the property. The changes to the porch and the existing dormer window and introduction of a roof light are minor matters. The front extensions and alterations as a whole alter the design, scale and bulk of the original property. However, the character of the surrounding properties is varied in design and size, although it is noted that the two adjacent properties are single storey buildings, and given that the overall dwelling is broadly comparable to the existing property at the front the increase in height and bulk is not considered inappropriate in its streetscene context.

The extension would be sited approximately 1m off both side boundary and approximately 23m from the rear boundary. The proposed extension would have a hipped roof design and given the depth appears to have a crown roof shape. No details of materials have been provides but this can be subject to a planning condition. The rear extension is not readily visible from the road , however, given the change from a hipped cat slide roof to a gable there will be some views of the side elevations of the proposed extensions.

It is noted that national guidance in the NPPF states "planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness." As such whilst the style of the resultant property is different and is not subordinate to the original house and the proposed roof change does accentuate the bulk it is not considered, on balance, that its scale, bulk and detail is sufficiently harmful with the wider character of the area, which has a mix of styles and sizes, to merit refusal on this ground.

There are no windows proposed in the side elevation facing No.22 and this can be secured by means of a condition to ensure no loss of privacy to occupiers of this property. With regard to the elevation facing No, 26 there is a first floor window proposed to serve a bathroom and this can be obscure glazed and secured by means of a condition, together with further windows in this elevation to protect the privacy of the occupiers of No.26. Given the distance to the rear boundary it is not considered that there will be an adverse impact on residential amenity to any properties to the rear.

Given the position of No. 22 and notwithstanding the increase in height of the property closest to the side boundary with this property it is not considered that the proposed extension will be unduly dominant and lead to a loss of outlook to No.22. Likewise although there is a an increase in height and depth of the resultant property it is not considered that the proposed extension would breach a 45 degree line from the neighbouring property and as such is not considered to lead to a loss of outlook or be unduly dominant upon the amenity of the occupiers of No.26.

Therefore, it is considered that the proposed development, having considered that these properties are also bungalows, will not lead to an unacceptable impact upon the amenity of adjoining occupiers.

There are no parking implications arising from the proposed development.

In summary, on balance the proposed development is not considered to be visually obtrusive or prominent to merit refusal of planning permission and also it would not have an adverse impact on the visual or residential amenity. The proposed development complies with adopted planning policy in the Arun Local Plan 2003 and the Felpham Neighbourhood Plan. As such the proposed development is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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 01 existing floor plans and elevations, 02 proposed floor plans, 03 proposed elevations & 04 site location plan and block plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7of the Arun District Local Plan.

3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

4 The window on the first floor of the east elevation, facing No.26 New Barn Lane, of the building shall at all times be glazed with obscured glass and only be 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 GEN7, DEV19 of the Arun District Local Plan.

5 No windows (other than those shown on the plans hereby approved) shall be constructed in the east or west elevation of the extension hereby permitted which adjoins the side boundary with No.26 New Barn Lane and No.22 New Barn Lane respectively without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

6 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.