

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

REF NO: FP/12/19/HH

LOCATION: 12 Summerley Lane
Felpham
PO22 7HP

PROPOSAL: Two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes to construct a part two storey and single storey extension to the side of the dwelling.
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RELEVANT SITE HISTORY

FP/78/05/	Replace rear dilapidated lean-to conservatory with new structure and other minor internal works.	ApproveConditionally 31-05-05
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council provided no objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is situated to the side of the property and is therefore visible from the street scene. There is an existing porch to the southern elevation however this is to be replaced with a part single and two storey extension. The extension appears subservient to the host dwelling. It does not extend beyond the principal elevation and as a result does not appear unduly dominant retaining 10m to the front of the property.

Grey cladding is also proposed to the upper elevations of the property. The neighbouring property(No.14) has similar cladding to the side elevation and whilst there are few other examples of cladding in the area, properties are of a varied style and design and it is therefore not considered to give rise to any adverse impact and appear significantly out of character with the area.

The development by virtue of its design and size is not considered to give rise to any adverse impacts upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed extension will extend 1.45m in width from the south elevation. It will extend 6.5m along the side elevation with the rear 3.75m at two storey height. The extension will have a lean to roof to the front and eaves to 2.4m. This will then increase to form two storey however will sit well below that of the ridge height of the host dwelling.

There are no first floor windows to the neighbouring property (No.14) however with 2 ground floor windows there may be some slight overshadowing as a result of the two storey addition however this is not deemed significant due to the separation distance to the boundary at 1.5m. The extension will construct a first floor window to the southern elevation however this will be obscured as shown on the plan and to ensure there is no adverse overlooking.

Due to the size and location of the extension it is not considered to harm neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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
 - Proposed Block Plan
 - Location Plan
 - Proposed Elevations - Rev C
 - Proposed First Floor - Rev A
 - Proposed Ground Floor Rev A
 - Proposed and Existing Roof Plan
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 The first floor window to the southern elevation of the extension 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 DDM1 of the Arun Local Plan.

- 4 **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.