

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

REF NO: FP/133/21/HH

LOCATION: 33 Poulner Close
Felpham
PO22 8HN

PROPOSAL: Erection of single storey front, side and rear extensions and detached annexe

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above - all extensions have a flat roof other than the front porch.

RELEVANT SITE HISTORY

FP/204/09/	Proposed single storey extension to form additional bedroom, shower and utility.	ApproveConditionally 26-02-10
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REPRESENTATIONS

Parish Council:- No objection.

1 letter of objection:- Notice not near to property. Plans not correct.

Comments the site notice was placed on the lamp post outside the neighbouring property and the rear in acceptable locations. The plans are sufficiently adequate to allow a determination of the application.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTDesignation applicable to site:
Within 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
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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

The site is a two storey, semi-detached dwelling with tile hanging. It is in a street of mostly semi detached dwellings of a similar age and character.

The extension approved in 2010 was not constructed.

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham have a made Neighbourhood Plan 2 with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal alters the appearance of the dwelling and is in part highly visible from the street scene.

The front porch with pitched roof projects 2.8m to the front of the dwelling and so would be visible in the street scene. The single storey side projection would have some impact but is set at the side so this impact is lessened. The both extensions are of a similar size to that which could be achieved under permitted development without an application.

The rear extension would not be viewed in the street scene and the detached annexe would not be highly visible due to the side extension. Both of these are of an acceptable design. The single storey rear extension is 1m greater depth than permitted development but could be achieved via a permitted development prior notification.

All extensions appears subservient to the dwelling and is well integrated and sympathetic.

Materials are to be similar to the existing other than the side extension and annexe which will have cement boarding. Due to the siting of both of these elements it is not necessary to consist of tile hanging with a brick plinth along the ground floor to match the existing style.

Section M of the Arun Design Guide states 'development should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing.' It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling and complies with the guide.

The development is considered to result in harm upon the street scene and accords wit D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide and ESD1 of Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The extensions and outbuildings are sited a suitable distance from neighbours or are of a height and depth such that harm resulting in refusal is not justified. The element with the greatest impact is the one to the rear which will have some overbearing and overshadowing impact on the neighbouring property.

However this extension is only 1m larger than a permitted development extension and smaller than an extended permitted development extension. The extension has a greater depth than recommended by Part M of the Design Guide however as discussed sufficient harm for refusal does not occur.

The annexe is modest in size. Whilst the potential introduction of additional living in the garden may result in some minor disturbance to neighbours these are likely to be at a minimal level such that harm resulting in refusal may not arise.

The annexe is not fully self contained (according to the submitted plans) and therefore CIL is not payable.

The proposal is not considered to result in significant harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply 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 not CIL Liabe based on the annexe as shown.

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:-

21/44/2 - Plans

21/44/3 - Block

21/44/4 - Location

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 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.