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

**REF NO:** FP/134/22/HH

**LOCATION:** 12 The Midway
Felpham
PO22 7HA

**PROPOSAL:** Single storey front extension and conversion of garage to habitable use.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — This application seeks to construct a single storey front extension and the conversion of a garage into a habitable space.

## RELEVANT SITE HISTORY

| | | |
|---|---|---|
| FP/174/20/HH | Proposed rear orangery. | ApproveConditionally 23-10-20 |
| FP/291/17/HH | Porch to front elevation. | ApproveConditionally 06-03-18 |
| FP/121/03/ | Two storey extension to provide additional bedroom and living room | ApproveConditionally 15-08-03 |

## REPRESENTATIONS

Felpham Parish Council - No Objection

No representation received from nearby occupiers.

## CONSULTATION RESPONSES RECEIVED:

None

## POLICY CONTEXT

Built Up Area Boundary
Tree Preservation Order
2km Buffer for Site of Special Scientific Interest

CIL Charging Zone 4

**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) |
| DSP1 | D SP1 Design |

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:**

| | |
|---|---|
| SPD11 | Arun Parking Standards 2020 |
| SPD13 | Arun District Design Guide (SPD) January 2021 |

**CONCLUSIONS**

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

Felpham Parish Council has a made Neighbourhood Development Plan of which Policy ESD1 is of relevance.

Additionally, Part M of the Arun Design Guide is relevant.

SITE HISTORY
The site history is noted.

DESIGN AND VISUAL AMENITY

The proposal is for a front extension which will be visible from the road.

The property is situated on a reasonable sized plot set back from the road with mature planting along the front boundary which reduces the risk of negative impact on the visual amenity of the wider area and is therefore in line with Part M of the Arun Design Guide which states proposals are more likely to be acceptable on streets with a staggered or set-back building line.

The addition of a storeroom on the front elevation projects 1.9m beyond the existing garage front but does not project beyond the front porch, previously given permission in 2018, or that of the predominant building line which is again in accordance with Part M of the Arun Design Guide.

The materials and design of the storeroom extension are consistent with the main property and whilst it is to the front it does not appear overly dominant and is sympathetic to its context, in accord with Policy ESD1 of the Felpham Neighbourhood Plan.

The proposal will not result in harm upon the character or appearance of the area and accord with D DM1 and D DM4 of the Arun Local Plan, Arun Design Guide and ESD1 of the Felpham Neighbourhood

Plan.

RESIDENTIAL AMENITY

The extension retains the same width to the boundary to the south and does not extend beyond the principle elevation of the property to the south, 14 The Midway.

The inclusion of two roof lights in the new living room pose minimal additional impact on nearby occupiers due to the height of which they are installed, views will be upwards to the sky and not towards neighbouring property. The installation of double doors from the living room onto the rear garden will result in increased activity in this area but it will not result in unacceptable levels of disturbance that would impact on residential amenity.

The development will not be unduly harmful to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

PARKING

The proposed work seeks to convert the current garage into a habitable room that increases the size of the property's main living room. This work removes the possibility of parking inside. The loss of this parking space will have limited impact on the road given the property has space to park three cars on the front driveway.

SUMMARY
The proposed 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 not CIL Liable.

## RECOMMENDATION

APPROVE

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:

- Location & Site Plan
- Proposed Plans & 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.