

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

REF NO: FP/137/19/HH

LOCATION: 2 Second Avenue
Felpham
PO22 7LJ

PROPOSAL: Single storey front garage extension, first floor rear extension and additional ground floor rear extension (resubmission following FP/160/18/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey front garage extensions, a first floor rear extension and single storey rear extension. (Resubmission of FP/160/18/HH). This application seeks to amend the previous application by constructing an additional single storey rear extension and a slight increase in height.
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RELEVANT SITE HISTORY

FP/141/19/NMA	Non-material amendment following the grant of reference FP/195/18/PL for relocation of front door and porch canopy to opposite side.	
FP/195/18/PL	Detached two storey dwelling (resubmission of FP/127/17/PL).	ApproveConditionally 15-11-18
FP/160/18/HH	Single storey front garage extension, first floor rear extension with juliet balcony & 1 No. new first floor landing window to side elevation (resubmission following FP/261/17/HH).	ApproveConditionally 21-08-18
FP/109/18/NMA	Non-material amendment following the grant of FP/127/17/PL relating to approved plans for proposed plot plan, ground floor plan, elevations, site & location plans & street scene elevation.	Approve 08-06-18
FP/93/18/NMA	Application for a non-material amendment following a	Inc Docs Ret'nd

grant of planning permission FP/261/17/HH relating to minor internal layout changes with adjusted first floor fenestration layout

21-05-18

FP/261/17/HH	Single storey front garage extension & first floor rear extension with juliet balcony.	ApproveConditionally 05-03-18
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FP/127/17/PL	Proposed detached two storey dwelling	ApproveConditionally 25-08-17
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FP/164/07/T	Lopping of the 4 Conifer trees on the rear boundary behind the boat shed and felling of 2 Conifer trees to the front of the boat shed	Withdrawn 13-08-07
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council provided no comment.

No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Tree Officer - No objection

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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
SDSP2	SD SP2 Built-up Area Boundary

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

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

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

BACKGROUND

The application is a resubmission of FP/160/18/HH. As a decision was made in August 2018 the report will only address the changes which include.

- An increase of height by approximately 0.2m
- The creation of a single storey rear extension.

DESIGN AND VISUAL AMENITY

The single storey extension will not be visible from the street scene due to its siting at the rear of the property.

The addition appears subservient to the host dwelling. The design and scale of the extension is considered appropriate and is well integrated with the use of matching materials. Due to the siting of the extension, it is considered that the proposed rear extension has no significantly detrimental impact upon the spatial pattern or wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene.

The development is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear elevation will consist of a two storey extension which will reduce to single storey. The single storey addition will have a width of approximately 4m however this does not extend beyond the side elevation. The extension will have a lean to roof with a maximum height of 3.8m reducing to 2.6m.

Two windows are proposed to the southern elevation however these are smaller than that which already exist at this elevation. They would face towards the neighbouring dwelling (yet to be built) however with fencing in place and the development at single storey, views are not considered to be adverse or increase significantly from that which is already possible. 1.3m is also retained to the southern boundary.

There will also be 4 rooflights however these will not give rise to overlooking as a result of their height above ground floor level.

The height of the two storey extension to the rear also increases in height by approximately 0.2m however this is not considered to result in additional adverse impacts.

It is considered that the development is not deemed to result in an adverse increase in overlooking, overbearing or overshadowing upon neighbouring amenity and accord with D DM1 and D DM4 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 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 Plot Plan - Rev B
 - Site and Location Plan - Rev C
 - Proposed Elevations - Rev F
 - Proposed First Floor Plan - E
 - Proposed Ground Floor Plan - E
 - Proposed Roof Plan - C

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 **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.