

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

REF NO: FP/137/25/HH

LOCATION: 13 Bereweeke Road
Felpham
PO22 7EG

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/23/25/CLP	Lawful development certificate for the proposed siting of 1 No mobile home ancillary to the main dwelling house.	Withdrawn 14-04-25
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FP/24/25/HH	Erection of an annexe for ancillary use to the main dwellinghouse.	Withdrawn 14-04-25
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REPRESENTATIONS

Felpham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - Objection on the basis of

- Runoff destination.
- Extreme rainfall and flooding.

POLICY CONTEXT

Within an area with potentially high ground water.
Built Up Boundary Area.
Lidsey Local Flood Risk Zone.

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)
ENVDM5	ENV DM5 Development and biodiversity
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

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**DESIGN AND VISUAL AMENITY**

The site is a detached two storey dwelling located at 13 Bereweke Road. This application seeks planning permission for the construction of a single storey side extension incorporating an existing garage footprint. The proposed single storey side extension is sited to the east elevation.

The proposed single storey side extension would have a width of approximately 5m and a depth of approximately 10.7m. The extension would have a dummy pitched flat roof with an approximate height of 3.7m.

It is noted that the proposed side extension would result in alterations to the existing garage footprint and roof, increasing the depth to approximately 4.7m at the rear (north) of the property and increasing the width by approximately 1.3m; extending over part of the existing hard surfaced patio area. The proposed side extension would result in increasing the roof height by 0.8m to 3.7m.

While the proposed extension would exceed the guidance depth outlined in the Arun Design Guide (ADG) by approximately 1.4m (ADG maximum depth guidance for rear extensions is 3.3m), the proposed single storey side extension would remain subservient to the main dwelling and street scene. Given its width and height and the use of materials to match, the proposed extension would not result in harm to the character of host dwelling.

The proposed single storey side extension would be finished with render and tiles that match the existing finish of the dwelling. Fenestration to the front, side and rear elevations (south, east and north) would match the existing finish of the dwelling. The use of matching materials ensures the extension integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the ADG.

The proposed single storey side extension would remain subservient to the main dwelling house. Given the siting, size, scale, and design it would not cause any harm to visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey side extension would be set approximately 1.3m from the eastern (side)

boundary, adjacent to the neighbour's side garden and set in from the boundary. Given the separation distances maintained, the proposal would not result in overshadowing or overbearing impacts to the neighbouring dwelling to the east.

The proposed fenestration to the front (south) elevation would be four single windows approximately 2.3m wide and 1.38m high overlooking Bereweke Road and would not cause significant harm to the street scene due to the variety of existing dual fronted dwellings within the vicinity.

The proposed fenestration to the side (east) elevation would front an existing high boundary treatment maintaining spacing between the proposed extension and the neighbouring dwelling and would not lead to any significant overlooking. It would not result in loss of privacy to the neighbouring dwellings and would be in accordance with Part M of the ADG.

The proposed fenestration to the rear (north) elevation would have an outlook of the rear garden amenity serving the host dwelling and would maintain the privacy of the neighbouring dwellings.

The application would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

LIDSEY LOCAL FLOOD RISK ZONE

The site is located within the Lidsey Local Flood Risk Zone. The Drainage Engineers objection is noted and that the proposal is not compliant with national standards (Standard 1 of the NSfS). However, it is acknowledged that the proposed single storey side extension (east) would partly replace an existing garage of a similar footprint, and is of a footprint which could be constructed under permitted development. Impermeable areas (north and south) would not be increased or decreased as the proposal would extend over existing paved areas. Therefore, on balance, the proposed development would be acceptable in accordance with Arun Local Plan policies W DM1 and W DM3.

BIODIVERSITY

Arun Local Plan policy ENV DM5 requires all developments to achieve a net gain in biodiversity. This application is accompanied by a Biodiversity Enhancement Statement but as the single storey side extension (east) is replacing an existing garage with a similar footprint and rear impermeable hard surfaced area, there is no loss of habitat and therefore a condition to secure enhancements is not required in this case.

PARKING

Part I of the ADG requires dwellings of one to three bedrooms to provide two parking spaces. Although the garage space would be lost to habitable use, with its existing depth of 5.2m and approximate width of 3.7m the existing garage fails to meet current parking space standards of 3m width and 6m depth. Therefore, there is no loss of parking and the proposal would not reduce existing off-street parking provision and consequently a condition to secure additional parking is not required in this case.

The single storey side extension would be forward of the existing garage by 2.6m. Notwithstanding this, the driveway to the front of the dwelling approximately 5.8m from the southern boundary would be retained, which could still accommodate a vehicle following the construction of the extension. As such, the proposal is acceptable in this regard, in accordance with the ALP Arun Parking Standards policy SPD11.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 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:

Block Plan 01.
Location Plan 01.
Proposed Ground Floor Plan 02.
Proposed Elevations 05.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.