

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

REF NO: FP/139/20/HH

LOCATION: 21 Middleton Road
Felpham
PO22 6BL

PROPOSAL: Part single storey & 2 storey rear extension, side first floor roof & front porch extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey and two storey rear extension. There will also a porch to the front elevation and an alteration to the roof of part of the existing garage.

REPRESENTATIONS

Felpham Parish Council provided no response.
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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

[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 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 complies with this policy.

DESIGN AND VISUAL AMENITY

Much of the proposed development is situated to the rear of the property and is not visible from the wider area, although the porch addition will be to the front of the property and partially visible.

The porch will have a depth of 2m and a width of 3.4m. It will have a hipped roof which matches the design of the host dwelling. This retains around 12m to the front boundary which consists of fencing around 1.7m in height and therefore views are largely restricted and the development does not appear as an unduly dominant feature upon the front elevation.

The extensions whilst large, are considered to appear subservient and well integrated with the host dwelling with the scale appropriate to the size of the dwelling and materials to match.

The neighbouring properties are similar in appearance however the wider area is mixed in style and design and the proposal is not considered to appear out of character.

With few viewpoints from the wider area, the proposal is not considered to result in harm to the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey extension will be situated to the north eastern side extending in line with the side elevation. It will have a depth of 4.5m and a width of 6m along the rear. It will have eaves to match the height of host dwelling with a hipped roof. This will then reduce to single storey although the depth will reduce to 2m and extend along the remaining rear meeting with the side elevation of the dwelling and rear of the garage.

The neighbouring property to the east (No. 23) is situated further to the north than the host dwelling and as such the two storey extension does not extend beyond the rear of the neighbouring property which also has a garage alongside the boundary. There are no first floor windows to the western elevation of the neighbouring property and as a result of the siting of the extension it is not considered to result in adverse overbearing or overshadowing.

The single storey addition will have an eaves height of around 2.4m and will have a lean to roof which will also extend along part of the flat roof garage, to a height of around 3.7m. This will run along the boundary however due to the modest depth and with the roof sloping away from the boundary is not considered to result in significant overbearing or overshadowing impact.

There will be 2 windows to the first floor rear addition replacing existing rear windows, however they sit further in depth to the rear garden. Due to their siting, they are not considered to result in adverse overlooking, additional to that which is already achieved.

There will be an additional window to the western side of the two storey addition which serves a bathroom. Due to the siting this could give direct views towards the neighbouring property and it will be conditioned to remain obscured glazed to prevent adverse overlooking.

Doors and windows to the ground floor rear are not considered to result in overlooking additional to that already achieved.

Due to the siting and design of the proposal, the development is not considered to result in harm upon

neighbouring 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 accord 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.

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
 - Location Plan
 - Block Plan
 - Proposed 3D View - PL10
 - Proposed Elevations - PL08
 - Proposed First Floor Plan - PL07
 - Proposed Ground Floor Plan - PL06

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 The first floor window on the western elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM4 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.