

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

REF NO: FP/13/21/HH

LOCATION: 10 Limmard Way
Felpham
PO22 7NH

PROPOSAL: Erection of a front porch with pitched roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a front porch with pitched roof.
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RELEVANT SITE HISTORY

FP/84/11/	Demolition of existing garage and rebuild new garage	ApproveConditionally 03-06-11
FP/30/11/CLP	Application for a Certificate of Lawfulness for a proposed demolition of garage and erection of new garage.	PP Required 14-04-11
FP/39/92	New UPVC Conservatory	ApproveConditionally 24-04-92

REPRESENTATIONS

Felpham Parish Council - no objection

Nearby occupiers - no representation

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary
Tree Preservation Order

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 development is in the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 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.

SITE HISTORY

Relevant site history has been noted.

DESIGN AND VISUAL AMENITY

The porch will be located to the front, western side elevation, next to the existing conservatory and will be visible from the wider area.

The proposed porch will have a depth of 1.75m and a width of 2.35m. It will have a pitched roof which is similar to the design of the host dwelling. The proposal retains 10.4m to the front boundary which consists of fencing and therefore views are largely restricted. There is 7.3m to the driveway entrance and there is a brick wall along southern boundary. This restricts views from the street scene.

The proposal appears to be subservient to the main building and well integrated with the existing host dwelling.

The materials used will match existing dwelling and will consist of roof tiles to match existing, rendered painted brick walls, UPVC windows and a new composite wood coloured front door in white UPVC subframe.

Although the proposed porch can be viewed from the street scene, 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 and complies with Section M of the Arun Design Guide .

RESIDENTIAL AMENITY

The porch will be situated to the west side of the property. It will have a depth of 1.75m and a width of 2.35m. The height of the proposed porch will be approximately 3.05m.

The proposed porch has a full length window to the southern side elevation but this does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties so complies with D DM4 of the Arun Local Plan. The proposal is 5m from the side boundary. This complies with D DM4 of the Arun Local Plan as proposal does not come to within a minimum of 1m of the side boundary.

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

All Plans
Side 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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies Policy D DM1 and Policy 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.