

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

REF NO: FP/140/21/HH

LOCATION: Cherwell
61 Downview Road
Felpham
PO22 8JA

PROPOSAL: Two storey side/front extension, single storey rear extension, porch to front and installation of a bay window to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks a two storey side and front extension, a single storey rear extension. A porch is proposed and a bay window.
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RELEVANT SITE HISTORY

FP/112/12/CLP	Application for Certificate of Lawfulness for a Proposed Use - Two storey rear extension.	PP Not Required 19-07-12
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REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

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

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**PRINCIPLE**

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

Felpham have a made Neighbourhood Plan 2 with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal alters the appearance of the dwelling and is highly visible from the street scene.

There is a single storey side extension. This will be removed and replaced with a two storey addition. This extends slightly closer to the boundary increasing in width by 1m than compared to the existing addition. This retains 1m to the boundary, meeting with the rear elevation of the dwelling. The two storey side extension will meet in line with the front boundary and does not extend beyond the established development line in the area.

The extension appears subservient to the dwelling and is well integrated and sympathetic in appearance to the dwelling featuring a gable end which matches a gable to the north of the property.

To the principle elevation, a bay window will be installed although this is minor in depth. There will be a porch of around 1.25m depth, which infills space between the gable ends featuring a pitched roof and as a result does not appear unduly dominant.

There will be a rear extension which will have a depth of 3m. This is not visible from the wider area and again appears well integrated.

Materials consist of tile hanging with a brick plinth along the ground floor to match the existing style.

Section M of the Arun Design Guide states 'development should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing.' It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling and complies with the guide.

The development is considered to result in harm upon the street scene and accords with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide and ESD1 of Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The two storey side addition may give rise to some minor overbearing/overshadowing on No.59 which features a single storey conservatory style addition to their north elevation. Due to the siting of the extension, which maintains 1m separation and with the neighbouring structure to the north, with a fence along that boundary which largely restricts views, this is not considered significant. There is one first

floor obscured glazed window to 59, however again facing north, it is not considered to result in adverse overshadowing.

The rear extension is modest in depth and will have a lean to roof with a maximum height of 3.75m reducing to 2.55m at the eaves. It does not run along the full rear boundary retaining 5.65m to the northern elevation. There is currently a single storey pitched roof garage which runs along the south boundary. This will be removed in part to allow rooms for the rear extension and the impact is not considered additional to that which was already achieved. The rear extension retains 34m to the rear boundary which is considered appropriate to ensure no harm.

There will be an additional rear facing window at first floor level. This may provide views over the garden of the neighbouring property to the south, however this is not considered to increase significantly from that which is already visible from the host dwelling. There is one bathroom window to the first floor side elevation of the extension, demonstrated on the plan to be obscured. This will be conditioned that it remain obscured glazed to ensure no overlooking.

Windows to the ground floor southern elevation will replace existing ones and with boundary treatment in place, views are considered acceptable. The fenestration to the front will alter with additional windows although views will be of the street scene.

The proposal is not considered to result in significant harm upon 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 comply 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 and Proposed Plans - P01
 - Proposed Plans - P02

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 southern elevation of the building serving a bathroom 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 DM1 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.