

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

REF NO: FP/142/25/HH

LOCATION: 41 Caledon Avenue
Felpham
PO22 7QZ

PROPOSAL: Single storey enclosed porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

Lidsey Treatment Catchment.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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:

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached two storey dwelling located at 41 Caledon Avenue. This application seeks planning permission for the construction of a single storey enclosed porch. The proposed single storey enclosed porch would be sited to the front elevation (west) of the host dwelling and would be visible from the street scene.

The proposed single storey enclosed porch would have an approximate depth of 2.8m and an approximate width of 3.8m. The proposed porch would have a flat roof with an approximate maximum height of 2.8m. On the south western corner, the flat roof would extend beyond the main footprint of the porch, forming a rhombus shaped overhang which would project an additional 0.2m beyond the porch, increasing the overall depth to 3m and the overall width to 3.8m.

The porch would exceed the Arun Design Guide (ADG) depth of 1.5m, however it is noted that it would extend in line with the existing boundary fence (south west) and therefore would not disrupt the building line.

The proposed single storey enclosed porch would be finished with smooth render to match the host dwelling and the flat roof would have a felt, GRP or a membrane covering, with the overhang supported by a metal post.

Fenestration to the front (north west) elevation would replace the existing single UPVC glazed door and a similar single UPVC glazed door. Fenestration to the side (south west) would comprise a long narrow UPVC single glazed window, with a width of 0.4m.

The use of materials would ensure the proposed single storey enclosed porch integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey enclosed porch would extend from the front elevation (west) of the host dwelling, set in 4.8m from the northern boundary and set in 3.1m from the western boundary.

It is noted that it would exceed the ADG depth of 1.5m, however it would extend in line with the existing boundary treatment (south west) and therefore would not disrupt the building line. The proposed single storey enclosed porch would not result in overbearing and overshadowing impacts to the neighbouring dwellings.

The proposed fenestration would have an outlook across the front amenity serving the host dwelling and would not result in overlooking to the neighbouring dwellings.

The proposed development 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 CATCHMENT TREATMENT AREA

The site is located within the Lidsey Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality. The Drainage Engineers have been consulted on this application; however, no response has been received.

The proposed single storey enclosed porch would result in a minimal increase in the footprint of the dwelling by approximately 7.2m² and would partially replace an existing impermeable hard-surfaced area. As such, the proposed development would not increase the risk of flooding elsewhere and is acceptable in accordance with policies W DM1 and W DM3 of the Arun Local Plan.

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 enclosed porch is partially replacing an existing impermeable hard-surfaced area and extending over a suburban garden, and there is minimal loss of suburban garden habitat. Therefore, a condition to secure enhancements is not required in this case.

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:

Site Plans P01.

Proposed Plans and Elevations P01.

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.