

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

REF NO: FP/143/21/HH

LOCATION: 19 Wordsworth Gardens
Felpham
PO22 6QZ

PROPOSAL: Single storey rear and side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear and side extension.
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REPRESENTATIONS

Felpham Parish Council - No Objection.
No representations 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 2019-31 Policy ESD1](#) Quality of 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 has a made Neighbourhood Development Plan with Policy ESD1 being relevant to this application.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy ESD1 of the Felpham Neighbourhood Development Plan states development proposals for new and existing development including extensions and alterations must be of high quality, and designed to be sympathetic to the local design style principles set out in the Felpham Design Guide 2018.

Further guidance from the Arun Design Guide is relevant and stated below.

DESIGN AND VISUAL AMENITY

The property is a single storey detached bungalow sited to east of Wordsworth Gardens on a corner plot. The dwelling is constructed of brick with a pitched tile roof. There is off road parking driveway with detached single garage to front (west) and garden to rear (east). The neighbouring properties are 18 Wordsworth Gardens to and Meadow Court. The surrounding area is residential in character and contains a mix of property designs.

The proposals are for a single storey rear and side extension to the east and south elevations. Due to the siting to rear (east) and side (south) the proposal is restricted from view from street scene and surrounding area so does not adversely impact street scene or surrounding character of area and complies with policy D DM1 of the Arun Local Plan. Whilst the proposal flat roof design does not integrate with the pitched roof design of the dwelling, it is single storey and is visually subservient to main dwelling so is acceptable.

The proposal will have a width of approximately 14.43m and a depth of approximately 4.05m. The height to top of flat roof will be approximately 2.77m. There will be one new set of double doors with side window panes, one new window (2 window panes) and two large windows (3 window panes) to rear (east) elevation. There will be one new single door to front (west) of side extension facing the drive to the front. There will be one new single window to side (south) elevation and one new single roof light to south centre of roof plane.

There will be one new window (2 window panes) to side (north) elevation of existing property.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size. It states for side extensions, in streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1 metre away from the side boundary of a plot at ground floor. The proposals comply with this.

It states rear extensions, particularly single-storey additions which are less visible from the street, tend to be less visually obtrusive than side or rear extensions and are therefore able to be expressed through a wider variety of forms including innovative and contemporary architecture and roof extensions. However it states rear extensions can have significant impacts on neighbouring amenity in terms of privacy and

overshadowing. It states in detached houses, by keeping single storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. Extensions which project up to 3.3m are generally acceptable. Whilst the does not comply with a depth of approximately 4.05m from rear elevation, it is at single storey and whilst the neighbouring amenity is impacted by the 45 degrees test, it is not considered to give rise to adverse harm to neighbouring amenity so is acceptable. It states when extensions include roof lights, these should maintain the privacy of neighbouring properties. Rooflights should be used sparingly, discreetly, and centred on the roof. The proposal complies with this.

Materials seem to match the dwelling and consist of brick, felt flat roof materials, UPVC windows and UPVC doors so will comply with policies D DM1 and D DM4 of the Arun Local Plan and policy Policy ESD1 of the Felpham Neighbourhood Development Plan and the Design Guide.

RESIDENTIAL AMENITY

The proposal will have a width of approximately 14.43m and a depth of approximately 4.05m. The height to top of flat roof will be approximately 2.77m. Due to the siting to rear (east) and side (south) elevations, the proposal will increase risk of overshadowing or overbearing effects to 18 Wordsworth Gardens to north. Being at single storey and gap of around 1.85m remaining to side (north) boundary, a gap of around 3.90m remaining between the extension and the neighbouring building and existing boundary fence to north there is no adverse harm to overshadowing or overbearing effects to north so will comply. Due to a gap of around 8.50m remaining to rear (east) boundary and property to Meadow Court to east set back there is no adverse harm to overshadowing or overbearing effects to east so will comply. Due to the location of road to south there are no direct neighbouring properties to south so no harm to overbearing or overshadowing effects to neighbouring properties to south so is acceptable.

Due to the one new set of double doors with side window panes, one new window (2 window panes) and two large windows (3 window panes) to rear (east) elevation there is increased risk to overlooking to neighbouring properties to rear (east) however due to large gap of around 8.50m remaining to rear (east) boundary and neighbouring property Meadow Court to east set back there is no adverse harm to overlooking to neighbouring property to east. Due to building line to north set back there is no adverse harm to overlooking to neighbouring property to north so is acceptable.

Due to the one new single window to side (south) elevation there is increased risk to overlooking to neighbouring properties to the south however due to no direct neighbouring properties due to road to south and existing boundary fence to south there is no adverse harm to overlooking to neighbouring properties to south so is acceptable.

Due to the one new door to front (west) of side extension there is increased risk to overlooking to neighbouring properties to front (west) however due to road and no direct neighbouring properties to front (west) there is no adverse harm caused.

Due to the one new window (2 window panes) to existing side (north) principal elevation of existing property there is increased risk to overlooking to neighbouring property number 18 Wordsworth Gardens to north however due to being at single storey, location of existing boundary fence to north and gap of around 1.42m remaining to north side boundary there is no adverse harm to overlooking effects to neighbouring property to north so will is acceptable.

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 accords with the relevant development plan polices 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, Block Plan and Proposed Floor Plan Sheet 1 of 3
Proposed Elevations Sheet 2 of 3
Existing Floor Plans and Elevations and Existing and Proposed Roof Plan Sheet 3 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 3 **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.