

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

REF NO: FP/144/18/HH

LOCATION: 12 Flansham Lane
Felpham
PO22 6AB

PROPOSAL: Replace low level side extension & conservatory with single side extension set back to allow additional parking.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to remove an existing side addition and conservatory and replace with a side extension.

RELEVANT SITE HISTORY

FP/264/06/	Rear double storey extension, conservatory and roof alterations	ApproveConditionally 12-01-07
FP/3/97	Vehicular access/off road parking area	ApproveConditionally 31-01-97

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
Felpham Parish Council have provided no objection to the application.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary
PD Restriction.

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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 proposal is situated within the built up boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan. Felpham also has a made Neighbourhood Plan with policy ESD1 of relevance to the application.

The site is occupied by a two storey semi detached dwelling. There is an existing flat roof side addition with a conservatory situated just behind it.

DESIGN AND VISUAL AMENITY

The proposal is situated to the side of the dwelling and as such is visible from the street scene. The proposed extension will replace existing side additions with a part lean to and part pitched roof extension. The development appears subservient to the host dwelling with materials to match that of the existing. The surrounding properties are of a varied style and design and therefore the proposal is not considered out of keeping with the area. The existing side addition is situated in line with the front of the dwelling however, the bulk of the proposed extension will be set back slightly further to allow for additional room for parking. As such the development is not visually obtrusive and would not have an adverse impact on the character of the area and accord with DDM1 and DDM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The side addition will begin in line with the front of the dwelling at a width of 1.5m with a maximum height of 3.4m constructed with a lean to roof. This will extend towards the rear for approximately 4.4m where it will then increase in width to around 6m. This will then extend a further 5.2m towards the rear with a pitched roof to a height of around 4.1m. The proposal will extend the full depth of the dwelling and 1m past the rear wall, however, due to the siting of the proposal at the side of the dwelling it is not considered to appear overbearing or give rise to any overshadowing with a minimum a 1m separation to the north.

There will be 4 skylights installed and 2 windows to the left side elevation however due to their height above floor level it will not give rise to any views at the neighbouring property. The windows to the front will overlook the street scene and views to the rear are not considered to increase from that which are already possible with sufficient boundary treatment in place also.

The proposal by virtue of its design and location is not considered to give rise to any overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 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**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
 - Roof Layouts - 5A
 - Location Plan - 5
 - Sectional Detail - 4
 - Proposed Elevation - 2
 - Proposed Site layout - 5

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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 DDM1 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.