

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

REF NO: FP/148/21/HH

LOCATION: 120 Limmer Lane
Felpham
PO22 7LP

PROPOSAL: 2.0m single storey extension, amendments to existing window arrangements, and removal of redundant chimney stack

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension, amendments to existing window arrangements, and the removal of a redundant chimney stack.
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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
Tree Preservation Orders
2km Buffer for Site of Special Scientific Interest

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 two storey detached dwelling to south of Limmer Lane. The property is constructed of white rendered walls and a pitched tiled roof. There is driveway to front (north) and gardens to rear (south) and side (east). There is a detached single garage to eastern side of property located within the garden. The boundary treatment is mature hedging to front (north) boundaries and panelled fencing to rear and side. The neighbouring properties are number 122 Limmer Lane to east, 2 Fourth Avenue to south, 5 Third Avenue to west and 118 Limmer Lane to north west. The surrounding area is residential in character and contains a mixture of property designs.

The proposals are for a single storey extension, amendments to existing window arrangements, and removal of redundant chimney stack.

The single storey extension will be sited to the north east corner of dwelling to part infill the east principal elevation. Due to the siting to north east side it will have restricted views from the street scene and will not adversely impact character of surrounding area so complies with policy D D DM1 of the Arun Local Plan. Due to the flat roof with hipped ends design, it visually integrates with the existing dwelling roof design and being at single storey it is visually subservient to the main dwelling so complies.

The extension will have a width of approximately 5.64m and a depth of approximately 2.42m. The height to top of roof will be approximately 3.66m. There is a gap of around 16.5m remaining to east side boundary, 9.0m remaining to north side boundary and 9.0m remaining to south side boundary. There will be one new large window (3 window panes) to east elevation and one new double doors to rear (south) elevation facing garden to rear. There will also be one new roof light to centre of roof.

The window amendments are to the rear (south facing) windows sited at the rear principal (south) ground floor elevation. The existing two single windows will be replaced with one set of new French double doors in a remodelled opening and one new window (2 window panes) in a remodelled opening to rear (south) elevation facing garden to rear.

There are amendments to front (north) of property with the existing door opening to be blocked up to cill level and one new window will be installed to front (north) principal elevation.

Due to removing one of the chimney stacks sited to the east roof elevation it will be noticeable from street scene and will change the appearance of the site by altering the architectural rhythm of the building however it will not cause adverse harm to street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that for side 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 1m away from the side boundary of a plot at ground floor. The proposal complies with this. It also 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 roof light complies with this.

It also states for windows that the proposal has an appropriate choice of windows, compatible with the overall approach to design. The proposed windows seem to visually integrate with existing building and do no not harm surrounding character of area so will comply.

The materials seem to match existing dwelling and consist of rendered walls, slate roof tiles, UPVC windows and UPVC doors so complies with policies D DM1 and D DM4 of the Arun Local Plan, policy ESD1 of the Neighbourhood Plan and the Design Guide.

RESIDENTIAL AMENITY

The extension will have a width of approximately 5.64m and a depth of approximately 2.42m. The height to top of roof will be approximately 3.66m. Due to the siting to siting of proposal to east elevation, there is a large gap of around 16.5m remaining to east side boundary so there is no adverse harm to overshadowing or overbearing effects to neighbouring property number 122 Limmer Lane to east. Due to a gap of around 9.0m remaining to north boundary and no direct neighbours to north due to location of road there is no adverse impact to overshadowing or overbearing effects to north. Due to gap of around 9.0m remaining to south boundary and location of boundary fence to south, there is no adverse impact to overshadowing or overbearing effects to south so will comply.

Due to the one new large window (3 window panes) to east elevation and one new double door to rear (south) elevation facing garden to rear there is increased risk to overlooking to neighbouring properties to east and south however due to being at single storey, large distance to eastern and southern boundary and mature hedging to boundary there is no increased risk to overlooking effects to neighbouring properties east or south so is acceptable.

Due to the location of the window amendments to rear (south facing) windows sited at the rear principal (south) ground floor elevation with the existing two single windows being replaced with one set of new French double doors in a remodelled opening and one new window (2 window panes) in a remodelled opening to rear (south) elevation facing garden to rear there is increased risk to overlooking to neighbouring property to south however due to gap of around 5.79m remaining to southern boundary and boundary treatment to south there is no increased harm to overlooking to neighbouring properties so will comply.

Due to the amendments to front (north) of property consisting of existing door opening to be blocked up to cill level and one new window will be installed to front (north) principal elevation, there is slight increased risk to overlooking to neighbouring properties to north however due to location of road and property being set back from road by driveway there is no adverse harm to overlooking to neighbouring

properties to north so complies.

SUMMARY

The proposed development accords with the 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 Block Plans CT.21.05
 Existing Floor Plan and Roof Plan CT.21.01
 Existing Elevations CT.21.02
 Proposed Ground Floor and Roof Plans CT.21.03
 Proposed Elevations CT.21.04

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.