

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

REF NO: FP/148/25/HH

LOCATION: 2 Ormesby Crescent
Felpham
PO22 8EN

PROPOSAL: Pitch roof to the existing detached garage, new pitch roof porch and pitch roof dormer together with bow windows to existing windows to the front elevation and a flat roof dormer to rear elevation forming new bedroom suite and bathroom.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Tree Preservation Order.
Built-Up Area Boundary.
2km Buffer for Site of Special Scientific Interest.
CIL Zone 4.

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)

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

DESIGN AND VISUAL AMENITY

The site contains a detached bungalow and detached garage along Ormesby Crescent, close to the junction with Wroxham Way and Somerton Green. This application seeks planning permission for a pitched roof to the existing detached garage, new pitched roof porch and pitched roof front dormer, bow windows to replace existing windows on the front elevation and a flat roof rear dormer. External materials would match in appearance to those of the existing dwelling.

The proposed pitched roof to the detached garage would be in keeping with the street scene as a similar example of this is present at the adjacent neighbour, 4 Ormesby Crescent. Furthermore, the pitched roof design would match that of the host dwelling. Therefore, the proposed garage roof would not appear prominent or out of character within the street scene and would not result in harm to the character of the host dwelling, in accordance with policy D DM1 of the Arun Local Plan (ALP).

The proposed porch would be diagonally orientated and measure 1.6m at its widest and deepest points. The eaves height would match the existing, and the ridgeline would be set down from the front gable projection by 0.7m. The design is unusual however it is angled away from the street scene and would not advance the established building line. Therefore, the porch would not appear unduly prominent within Ormesby Crescent.

The proposed front dormer would measure 2.7m in width, 3.2m in depth and would have a pitched roof. The front dormer would be contained within the front roof slope of the dwelling which helps to minimise any visual harm upon the locality and complies with the Arun Design Guide (ADG). While there are no front dormers present along Ormesby Close, which is occupied by bungalows, there are a number of two storey dwellings opposite the junction with Wroxham Way and Somerton Green. The three storey building, Herons Court is sited less than 100m away across an area of public open space between the two sites. As such, the introduction of a front dormer at first floor level would not be harmful to the character of the area.

The rear dormer would measure approximately 7.2m wide, 4.1m deep, a height of 2.1m and would have a flat roof. Two windows are proposed within the rear elevation of the dormer. The development would alter the bulk of the property, however the main roof ridge height of the dwelling would be retained, and the development would not project beyond the original footprint of the property which helps to minimise any visual harm upon the locality and complies with the Arun Design Guide (ADG). Furthermore, a dormer of a similar size and scale could be constructed under permitted development. There is an example of a flat roof rear dormer at 10 Ormesby Crescent, and as such, the proposed dormer would not appear out of character within the street scene.

The proposed alterations to the front windows are small in scale and would not result in harm to the character or visual amenity of the host dwelling, street scene or wider area.

One rooflight is proposed to the front (west) roof slope of the dwelling. The rooflight would be proportionate in scale and would not result in any harm in this regard. Furthermore there are several examples of front rooflights in the vicinity.

The proposal would not result in harm upon the character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP) and relevant sections of the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed pitched roof to the garage would replace an existing flat roof. It would increase the bulk and massing of the garage close to the neighbour to the north. Notwithstanding this, it is noted that the garage is set in from the north boundary by approximately 0.3m at its closet point, and is separated from the habitable rooms by a similar detached garage with a pitched roof to the neighbouring property, and as such, given the spacing retained between the proposal and the neighbour to the north, the proposed replacement pitched roof to the detached garage would not result in overbearing or overshadowing impacts.

The proposed porch would be constructed to the front elevation, set in 4.6m from the south side boundary. The porch would not advance the existing building line and would not be visible from the north (side) neighbour. The porch would be set back approximately 11m from the highway. The porch would retain an acceptable distance from the other neighbouring boundaries, and the porch would not result in any overbearing or overshadowing impacts. The fenestration within the front elevation would have an outlook of the application site frontage. As such, the porch would not result in any overlooking.

The proposed front dormer would be contained within the existing front roof slope of the host dwelling and would be sited 2.3m from the south (side) neighbour and 10m from the north (side) neighbour. As such, the front dormer would not result in any overbearing or overshadowing impacts. The front dormer would introduce one window which would give rise to views of the front garden and the street with a distance of 13m to the highway. There is an area of public open space opposite. As such, the proposed front dormer would not result in harm by way of overlooking.

The proposed rear dormer would be contained within the existing rear roof slope of the host dwelling and would not result in overshadowing or overbearing impacts to neighbouring properties. Two windows are proposed within the rear elevation of the dormer which would provide an outlook to the rear garden of the host dwelling and would not result in harmful overlooking impacts given the rear garden depth is retained at 16.4m. Whilst some views of neighbouring gardens would be available from the rear dormer, these views would not be dissimilar to those which could be achieved by constructing a similar rear dormer under permitted development. As such, the proposed rear dormer would not result in unacceptable overlooking.

Alteration to the front ground floor windows is proposed. Two sets of bow windows would replace the existing. The fenestration would have an overlook of the front garden and driveway and would not give rise to any additional overlooking.

One rooflight is proposed to the front (west) roof slope of the dwelling which would serve the proposed bathroom and would not result in overlooking impacts.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the ALP and relevant sections of the ADG.

SUMMARY

The proposed development is in accordance 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

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:

Block and Location Plan P01.
Elevations as Proposed P05.
Plans as Proposed P04.

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 NPPF.