

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

REF NO: FP/149/21/HH

LOCATION: 8 South Drive
Felpham
PO22 7PZ

PROPOSAL: Erection of single storey side/rear extension following the demolition of existing garage, shed and conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side/rear extension following the demolition of existing garage, shed and conservatory.

RELEVANT SITE HISTORY

FG/45/94	Proposed extension to existing porch	ApproveConditionally 05-07-94
FG/58/92	Single storey front extension for enlargement to lounge	ApproveConditionally 02-10-92
FG/153/88	Single storey front extension for new shower room with wc and whb en-suite to existing bedroom	ApproveConditionally 12-09-88

REPRESENTATIONS

Felpham Parish Council - No Objection.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer 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.

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 detached two storey dwelling sited to west of South Drive. The property is of white rendered walls with tile overhangs to front and a pitched tiled roof. There is driveway to front (east), garden and conservatory to rear (west). There is a detached single garage to north side boundary. The boundary treatment is a low brick wall to front (east) fronting road and wooden panelled fencing to rear boundaries. The neighbouring properties are 6 South Drive to north and number 10 South Drive to south. The surrounding area is residential in character and contains a mixture of designs.

The proposals are for a single storey side/rear extension following the demolition of existing garage, shed and conservatory. Due to the siting to side/rear (north and west) principal elevations, the extension will be visible from street scene however due to being at single storey it is visually subservient to main dwelling so will not adversely impact street scene or character of area so complies with policy D DM1 of the Arun Local Plan. The proposals flat roof with hipped ends design seems to visually integrate with existing property hipped roof design so will comply with policy D DM1 of the Arun Local Plan and policy

ESD1 of the Felpham Neighbourhood Development Plan.

The proposed rear extension will have a width of approximately 9.67m and depth of approximately 4.19m. The height to top of roof will be approximately 3.80m. There will be three new velux windows to the rear roof plane, one new double door with side window panes and one new large (5 window panes) rear ground floor window facing garden to rear. There will be one new velux window to the south roof plane of extension.

The proposed north extension will have a width of approximately 12.31m. The height to top of roof will be approximately 3.80m. There will be two new velux windows to northern side roof plane and there will be one new single window to front (east) elevation facing driveway to front.

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 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. Whilst the proposals being in 1m of northern boundary does not comply, there is a gap remaining on south side so is acceptable. It states that whilst rear extensions are less visible from the street, rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing.

It states for detached houses, by keeping both 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 extension is greater than 3.3m depth (4.23m) from rear principal elevation, it is not excessively so and whilst the extension will impact neighbouring property to north access to light, it will not cause substantial harm to loss of light due to being at single storey and a gap of around 1.34m remaining between the extension and neighbouring building reduces impact of loss of light so is acceptable.

The materials seem to match existing dwelling and consist of rendered masonry walls, roof tiles to match existing with a felt flat roof section, and PVCu windows and doors so complies with policies D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Neighbourhood Plan and the Design Guide.

RESIDENTIAL AMENITY

The proposed rear extension will have a width of approximately 9.67m and depth of approximately 4.19m. The height to top of roof will be approximately 3.80m. Due to the siting to rear (west) elevation there will be a gap of around 1.90m remaining to southern boundary. Whilst there will be some increased risk to overshadowing or overbearing effect to south, due to it being at single storey and building line of neighbouring property to south set back there is no adverse impact to overshadowing or overbearing effect to south so will comply. Due to the gap of around 25.2m remaining to rear (west) boundary there is no harm to overshadowing or overbearing or overlooking effects to neighbouring properties to west so is acceptable.

Due to the new velux windows to the rear (west) roof plane, one new double door with side window panes and one new large (5 window panes) rear ground floor window facing garden to rear, there is increased risk to overlooking to neighbouring properties to west however due the gap of around 25.2m remaining to rear (west) boundary and location of boundary fence there is no adverse harm to overlooking to neighbouring properties to west so will comply. There is risk to overlooking to number 10 to the south however due to however due to number 10's garage to its northern boundary and location of boundary fence to south there is no adverse harm to overlooking effects to south so is acceptable.

Whilst the velux proposed in southern roof plane of extension increases risk of overlooking to south, due to the nature of the window at high level and being at single storey, there is no adverse harm to

overlooking to south so is acceptable.

The proposed side (north) extension will have a width of approximately 12.31m. The height to top of roof will be approximately 3.80m. Due to only 0.23m remaining to north side boundary there is increased risk to overbearing or overshadowing effects to neighbouring property number 6 South Drive to north. However due to being at single storey, a gap of around 1.34m remaining between the extension and neighbouring building number 6 and location of boundary fence to north there is no adverse harm to overshadowing or overbearing effects to north so is acceptable.

Due to the two new velux windows to northern side roof plane of extension there is increased risk of overlooking to neighbouring property number 6 to north however due to nature of window at high level and being at single storey there is no adverse harm to overlooking to neighbouring property to north so is acceptable.

Due to the new proposed single window to front (east) elevation there is increased risk to overlooking to neighbouring properties to front (east) however due to gap of around 6.1m to eastern boundary and no direct neighbouring properties to east due to location of road there is no adverse impact to overlooking to east so is acceptable. Due to the location of the window at the front (east), there is slight increased risk to overlooking to neighbouring property to north however due to being at single storey and location of hedge to front (northern) boundary the risk of overlooking is minimized so does not cause an adverse effect to overlooking to north so is acceptable.

PARKING

The loss of the garage would reduce potential parking spaces however there is sufficient on site available so as to not cause harm to highway safety/residential amenity.

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:
Proposed Extensions, Existing Plans, Proposed Plans 001

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.