

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

REF NO: FP/152/20/HH

LOCATION: 8 Burley Road
Felpham
PO22 7NF

PROPOSAL: Rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/159/17/CLP	Application for Certificate of Lawfulness for a Proposed Use - roof conversion with new roof lights.	PP Not Required 11-10-17
FP/138/17/HH	Detached brick garage	ApproveConditionally 06-09-17
FP/70/04/	Single storey extension to provide new double garage, extension to living room & kitchen,garden room and conservatory	ApproveConditionally 20-05-04

REPRESENTATIONS

Felpham Parish Council:
No objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the Built Up Area Boundary
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 2014 POLICY ESD1 Design of new development**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Felpham Neighbourhood Plan has a Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal is considered to comply with this policy.

DESIGN AND VISUAL AMENITY

The extension is sited to the rear although there may be some minimal views of the flat roof from the street scene due to its height above the existing garage.

The extension is considered subservient in appearance with materials to match the host dwelling.

Due to its siting, at the rear, there is limited viewpoints from the street scene and as such is not considered to adversely impact upon the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be located to the western side of the property and extends at a depth of 5.1m. This will have a height of 3.1m and a width of 4.2m. Due to the distance from the boundary it is not considered to have any overbearing or overlooking impact on the neighbouring dwellings and in accordance with D DM1 and D DM4 of the Arun Local Plan.

There will be doors that open out on to the garden of the host dwelling as such it is not likely to result in adverse overlooking. There is also a window that look to the garden to the west where there is 16m to the boundary. Additionally there will be a sky lantern but due to the location it is not considered result in any adverse overlooking of the neighbouring properties.

The proposal is not deemed to result in adverse impact upon neighbouring 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 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

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.

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 Plan SBS/322/12A
 - Proposed Floor Plans SBS/322/09B
 - Proposed Elevations and Roof Plan SBS/322/11B
 - Location Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D MD1 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.