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

REF NO: **FP/153/12/**

LOCATION: 43 Downview Road
Felpham

PROPOSAL: Front and rear extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for a single storey front extension to provide a double garage and single storey rear extension to provide enlarged habitable accommodation.
SITE AREA	Approximately 905 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGROPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front. 1-2 metre high timber panel fence to side adjoining no. 45. 2 metre high fence to rear and side adjoining no. 41.
SITE CHARACTERISTICS	The application property is a detached two storey thatch roof dwelling located in a large plot on the west side of Downview Road. The property is faced in white render and has previously extended to provide a single storey side/rear extension with part pitch/part flat roof, and thatch roof rear annexe.
CHARACTER OF LOCALITY	Predominantly residential comprising a main road of detached two storey dwellings of various character and design.

RELEVANT SITE HISTORY

BR/65/66	Front porch	Approve Conditionaly 11-07-1966
BR/65/84/T	Application to lop one macrocarpa	Approve Conditionaly 29-02-1984
FP/35/85	Proposed single storey ext for elderly	Approve Conditionaly 08-11-1985

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection.

1 letter of Objection:-
- No objection to rear extension, which will have little impact on my property;
- Strong objection to extension front of building line;
- Extension will hvae a significant, detrimental impact on natural light to living room, building line and height will pass small window on south side, eliminating natural light available to living area. Building line will also eliminate natural light to bay window;
- Extension will act as a blockade, darkening living accommodation to an unacceptable level.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Building Control

Consultations responses received:

Building Control:
- The existing building has a thatch roof;
- The new extensions are to have tiled roofs;
- The Building Control issue of thatched roofs and external fire spread is not relevant in this particular case.

Comments on Consultation responses:

Comments noted. Impact on residential amenity is assessed in the officer report below.

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development
	GEN2	Built-up Area Boundary

PLANNING POLICY GUIDANCE

	NPPF	National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

DESIGN AND VISUAL AMENITY
The proposal seeks to extend the property to provide a single storey rear extension and single storey integral double garage extension to the front. The rear extension will span the width of the property at a depth of 2.9 metres, height 3.6 metres, and the front extension will be sited within 500mm of the north boundary adjoining no. 45, projecting to a depth of 6.4 metres at a height of 3.6 metres. The extensions will be faced in white painted render with plain tiled, hipped roofs, to match the host dwelling. The proposed garage doors will be timber with an oak frame.

The design of the extensions is sympathetic to the rustic character of the host dwelling. The rear extension will improve the symmetry on the rear elevation of the property. The addition of a hip roof over the flat roof link extension will improve the visual appearance of the property. Both extensions are considered to be visually subservient.

With regard to the streetscene impact, the dwelling is set back 16 metres from the road frontage with no formal boundary treatment. The proposed front extension will therefore have a visual impact within the streetscene and the surrounding area. The building line is staggered, with the effect that the host dwelling is set further back in the plot, in relation to the immediate neighbours at nos 45 to the north and 41 to the south. The proposed front extension will maintain this building line, and is not considered to be unduly prominent or visually intrusive, being single storey and an appropriate design. The impact on the streetscene and the surrounding area is therefore considered acceptable.

RESIDENTIAL AMENITY
The proposed front extension will be sited 500mm from the north boundary adjoining no.45. Owing to the height and position of the front extension, this will result in some loss of daylight to a ground floor flank window at no.45, which serves a habitable room. However, this appears to be a small secondary window, the main bay window being on the front (east) elevation of the property. Furthermore, the outlook to this window is restricted by a 2 metre high boundary fence and the roof of the extension will be hipped and angled away from the side boundary. Although regrettable, refusal based on loss of amenity is unwarranted. The high boundary treatment will restrict direct overlooking from two ground floor windows to be inserted in the north elevation.

Owing to its siting and scale, combined with the high boundary treatment to no. 41, there will be no adverse impact on the amenities of this property through overlooking, loss of daylight or outlook.

SUMMARY
In summary, the proposal is considered to be a sympathetic design that retains the character of

the host dwelling. The proposal is not considered to compromise the established spatial character of the street or unacceptably harm the amenities of neighbouring properties. It is therefore recommended that consent is granted, subject to the conditions outlined below.

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 to 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 (Neutral) 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).

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: drawing no. 960/01/08 Proposed Block Plan, drawing no.960/01/02 Plans as Existing, drawing no. 960/01/03 Elevations as Existing, drawing no. 960/01/04 Plans as Proposed, drawing no. 960/01/05 Elevations as Proposed, drawing no. 960/01/06 Ground Floor Plan, drawing no. 960/01/07 Ground Floor Plan Garage and Sunroom, received on 9 August 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 No windows other than those shown on the plans hereby approved shall be constructed in the north elevation of the front extension hereby permitted which adjoins the side boundary with no.45 Downview Road without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.