

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

REF NO: FP/154/18/HH

LOCATION: 10 Thirlmere Way
Felpham
PO22 8NQ

PROPOSAL: Single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks to remove the existing detached garage measuring 12.48sqm and replace it with a larger single storey side extension at 20.83sqm.
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RELEVANT SITE HISTORY

FP/68/91	Sectional concrete garage	Approve 08-07-91
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
No objection

CONSULTATION RESPONSES RECEIVED:

N/A

POLICY CONTEXT

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

Felpham Neighbourhood Plan 2014 POLICY ESD10 Design details

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application is located within the built-up area boundary where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan 2011-31. In this case the key policies are deemed to be D DDM1 and D DM4 of the Local Plan. Additionally ESD1 and ESD10 of the Felpham Neighbourhood Development Plan are applicable.

SITE

Semi-detached bungalow with loft conversion in a residential setting. The immediate street scene comprises similar style detached and semi-detached bungalows. The current garage is screened from the street by large wooden double-gates. There is a wooden feather-board fence to the side and rear approximately 1.8m high.

DESIGN & VISUAL AMENITY

Currently the detached garage is sited approx 1.5m to the rear of the property. The application requires the removal of the sectional concrete garage and the erection of a slightly larger single storey side extension with a flat felted roof, white PVCu glazed full height windows and sliding doors in the northern elevation (overlooking the applicants garden) along with white PVCu French Doors opening onto the driveway in the eastern elevation. The western and southern elevations contain no windows and therefore provide no means of over-looking or loss of privacy to neighbouring dwellings.

RESIDENTIAL AMENITY

The proposed extension measures a maximum 2.5m high, 0.10m higher than the existing garage. In this regard the extension is not considered to have an unacceptable overbearing or overshadowing impact on adjacent neighbours.

There is no affect on the one parking space on the driveway.

Due to the siting of this proposal it is not considered to have a significantly detrimental impact on the character of the locality or the established spatial pattern of the area. Additionally, as a result of the modest scale of the development the proposal is deemed to remain visually subservient to the host dwelling, nor is it deemed to harm its established character. Therefore the proposal is deemed to be in accordance with policies D DM1(1) & (2); D DM4(a), (b) & (c) of the Arun Local Plan 2011-31 and ESD1 & ESD10 of the Felpham Neighbourhood Plan.

It is therefore recommended that the application be approved subject to conditions.

HUMAN RIGHTS ACT**FOR APPROVAL**

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
Application form dated 13/06/18. Section 11 Materials
Block Plan
Ground Floor Plan (as proposed) 1492-2
Elevations (as proposed) 1492-4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 of the Arun District 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.