

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

REF NO: FP/156/18/HH

LOCATION: 8 Broomcroft Road
Felpham
PO22 7NJ

PROPOSAL: Two storey rear extension, covered terrace to rear & flat roof porch to front.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Extensions to front and rear.

RELEVANT SITE HISTORY

FP/55/17/HH	Two storey rear extension	ApproveConditionally 08-05-17
FP/149/14/HH	Front porch extension, two-storey rear extension with internal alterations (resubmission of FP/26/14)	ApproveConditionally 07-10-14
FP/26/14/	Proposed single-storey front & side extension, proposed two-storey rear extension with internal alterations.	ApproveConditionally 11-04-14
FP/216/12/	Single storey rear extension	ApproveConditionally 19-12-12

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Within built up area

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

Policy (including Neighbourhood Plan policies)

The site lies within the built up area boundary where development is acceptable in principle. The main policies of consideration are D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan which are concerned with character, amenity and the impact of development on adjoining properties.

A number of applications for extensions to dwellings have been approved on the site, most recently FP/55/17/HH which included the two storey extension.

The two storey rear extension is modest in depth and set off the boundary with both adjacent neighbouring dwellings, which have no facing habitable room windows. The extension is not considered to be overbearing or visually intrusive. It passes the 45 degree line to rear windows of adjacent neighbouring dwellings. It is also not considered to be large enough to result in overshadowing of neighbouring gardens. No first floor side windows are proposed and the rear windows at first floor level are not considered to increase communal overlooking to a harmful level.

The single storey rear extension has a flat roof and due to its size and position would not cause demonstrable harm to the amenities of the neighbouring properties to the side.

The flat roofed porch to the front is simply designed and would not project further to the front of the dwelling than the existing garage. It would be appreciated in the street scene however it is not considered that harm would arise to the street scene.

It is considered that the application complies with the above policies and therefore the application is recommended for conditional permission.

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 North, East, South and West Elevations.
Proposed Ground floor plan, proposed first floor plan, proposed roof plan, site layout

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