

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

REF NO: FP/160/21/HH

LOCATION: 9 Crossbush Road
Felpham
PO22 7LS

PROPOSAL: Two storey front extension.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to construct a two storey front extension to 9 Crossbush Road.

The materials used to construct this proposal will be similar to those used on the host dwelling. However, the walls on the high level will be different of weatherboarding, however, this will be well integrated and will not result in an unacceptable design. The low level walls will be rendered masonry construction to match the existing. The roof will use plain clay tile to match the existing. The windows will be UPVC casement woodgrain effect and the doors will be re-used and as additional full height glazed sidelights.

The extension will be 9.55m to the southern boundary and 7.13m to the west.

At the front elevation the extension has a length of 11.71m and height of 6.72m. The windows are in a similar location to what was existing. The existing balcony will be replaced with a new balcony with frosted screens. At the side (east) elevation the extension has a length of 3.2m and height of 6.94m, the balcony can be seen here. At the side (west) elevation the extension has a length of 3.13m and height of 6.89m.

REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy ESD1 of the Felpham Neighbourhood Plan.

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.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy. The FNDP is currently under review.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the front of the property and be visible from the street scene and the wider area due to its siting, and will have an impact on the character and appearance of the area. Due to the use of similar materials on and the well integrated design and size of plot, the addition of a front extension to the property isn't considered to have a harmful impact on the character of the street scene.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The extension is at the front of the property and due to the design considerations such as materials and window locations, it is well integrated into the host dwelling. As shown within the plans the extension has

significant boundaries at all locations which range from 9.55m at the southern boundary to 7.13m at the west.

With regard to potential for loss of privacy there are no openings proposed that provide any harmful overlooking into neighbouring properties. The vast majority of windows and doors of this proposal are in a similar location to those that are already existing. Although there will be some window changes at both ground and first floor level at the front elevation, due to the significant boundary this will not cause an overall harmful impact.

The balcony at the front elevation is to be retained from what is existing, however the screens will be changed to be frosted glass, as a result this will result in no overlooking at the front and side elevations.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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:

- Location and block plan LC1 A
- Proposed plans PR1C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The balcony screens at the south and east elevation of the first floor must be completely obscurely glazed up to a height of 1.7m. The screen is to remain as such in perpetuity.

Reason: In order to protect the amenities of adjoining properties.

- 4 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 5 **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.