

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

REF NO: FP/162/18/HH

LOCATION: 9 Roundle Road
Felpham
PO22 8NL

PROPOSAL: Demolition of existing front & rear projections & erection of front & rear single storey extensions plus front & rear dormer projections to existing first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove the existing front porch projection and existing rear extension and replace with a front and rear extension and a dormer to the front and rear elevation.
-----------------------------------	---

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council provided no objection to the works proposed.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary

Tree Preservation Order

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
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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan. Felpham has a made neighbourhood plan with policy ESD1 relevant to the determination of the application.

The site is occupied by a detached chalet bungalow.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and rear of the dwelling and as such part of the development is visible within the street scene.

There is currently a curved porch area to the front of the dwelling and this will be replaced with a traditional rectangular porch area extending forward of the principle elevation by 1.8m. The porch is of a modest size and height and appears subservient to the host dwelling retaining 4.8m to the front boundary. A dormer is also proposed to the front and rear of the dwelling. Whilst the addition of a dormer to the front will alter the appearance of the dwelling within the street scene, the neighbouring property to the east already has one in existence and therefore it is not considered out of character.

The proposed development is not considered to be visually obtrusive or prominent and is not considered to have an adverse impact on the character or appearance of the host property or wider area and accord with DDM1 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed rear extension has a depth of 5.8m extending along the full width of the rear elevation of the dwelling with a height of approximately 2.75m. Whilst it is quite a large extension, with 1.65m and 1.05m separation distance to the boundaries at the east and west it is not considered to appear overbearing or overshadowing with views over the rear garden.

The proposed dormers to the front and rear will have a height and depth of 2m and extend the majority of the width of the roof at around 8.2m. The dormer to the front will have additional views over the street scene. Due to the location of the windows in the rear dormer, there may be slight overlooking upon the neighbouring properties at No.11 and No. 7 however it is not significant in which a refusal would be justified. With 16m to the rear boundary it is considered sufficient distance to reduce any potential for overlooking at the rear properties.

The proposed development by virtue of its design, size and location is considered to accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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 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 -
 - Existing plans and Proposed Roof Plan - Sheet 3 of 3
 - Proposed Elevation and Floor Plan - Sheet 2 of 3
 - Location, Block and Proposed Ground Floor Plan - Sheet 1 of 3
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.