

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

REF NO: FP/168/20/HH

LOCATION: 2 Hayleys Gardens
Felpham
PO22 7ES

PROPOSAL: Single storey front & rear extension & partial garage conversion & rendered finish to new & existing walls. This application affects the character & appearance of the Felpham Conservation Area & may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey front and rear extension.

RELEVANT SITE HISTORY

FP/272/18/HH Single storey front and rear extension and car port to the side of the property. This application affects the character and appearance of the Felpham Conservation area. ApproveConditionally 11-02-19

REPRESENTATIONS

Felpham Parish Council provided no objection

No representations received from nearby occupiers

CONSULTATIONS**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

HERDM3 HER DM3 Conservation Areas

HERSP1 HER SP1 The Historic Environment

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

Felpham Neighbourhood Plan 2014 POLICY ESD7 Felpham conservation area

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 and ESD7 of relevance to the application. The proposal complies with these policies. The FNDP is currently being consulted on regarding revisions - none of which impact upon the recommendation.

BACKGROUND

An application for similar works was approved in 2019. This proposal slightly alters the shape of the extension to the rear.

DESIGN AND VISUAL AMENITY

The proposal is partially visible from the wider area with alterations to the front and rear of the property. However due to the siting of the dwelling at the end of a close, there is minimal passing traffic and so views are limited.

To the front, there is an existing gable addition and this will increase in depth slightly at 1.45m. This retains around 5.2m to the front boundary and is not considered to appear unduly dominant.

There will also be an enclosed porch to the front which is modest in size and appears well integrated with the host dwelling.

The property proposes render to the external walls. It is currently red brick which is similar to that of neighbouring properties. However the property directly to the south is white render and as such the materials are considered acceptable.

The proposal is not deemed to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is an existing internal garage and the rear of this will be converted to form a utility room, with an extension to the rear of this.

The rear extension has a maximum depth of 3.4m which reduces to around 2.4m as it runs along part of the rear of the dwelling. The rear extension will have a flat roof to a height of 3m. Around 2.7m is retained to the rear boundary although with a relatively large hipped roof from the neighbouring dwelling at Manor Copse, the proposal is not considered to give rise to any overbearing or overshadowing as a result.

With the development at single storey, views are not considered to be additional than that which is already achievable from the standing to the rear garden. There are also no windows to the rear elevation of the neighbouring property closest to the boundary.

Due to the siting of the front addition and with 5.9m retained to the southern boundary, the development is not considered to appear adversely overbearing with additional views over the street scene.

The proposal is not considered to result in an adverse impact on amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The proposal also seeks the conversion of part of the rear of the garage. As a result it reduces the size of the garage. It is likely a car would still be accommodated within the garage and with available space to the northern side of the dwelling, the alteration is not considered to result in materially adverse highway impacts.

CONSERVATION AREA

The property is located within Felpham Conservation Area.

Para 190 requires the LPA to consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage asset as a result of the minor alteration proposed and the bulk of the extension being to the rear. The amended materials are represented next door. It is considered that no harm is caused to the heritage assets as discussed in Chapter 16 of the NPPF.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area. The proposal is considered to accord with HERDM3 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 - P12
 - Proposed Plans - P10
 - Proposed Roof Plan - P11
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 **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.