

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

REF NO: FP/168/25/HH

LOCATION: 5 Copeland Road  
Felpham  
PO22 7JG

PROPOSAL: Replacement of existing rear extension with single storey rear extension, removal of existing front extension and part of garage and existing first floor dormer window and gable end, addition of new rooflights to front and rear, alterations/extension to garage and replacement of existing pebbledash with smooth render finish.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION	As above.
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<b>REPRESENTATIONS</b>
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Felpham Parish Council - No objection.

No representations received from nearby occupiers.

<b>CONSULTATIONS</b>
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**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS - No response to be received on the basis that the proposal does not result in any increase in impermeable area.

<b>POLICY CONTEXT</b>
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Built-Up Area Boundary.  
Within an area with potentially high ground water.  
Lidsey LFRZ.

**DEVELOPMENT PLAN POLICIES**

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
ENVDM5	ENV DM5 Development and biodiversity
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

**PLANNING POLICY GUIDANCE:**

## CONCLUSIONS

### DESIGN AND VISUAL AMENITY

The site is a semi-detached chalet bungalow. This application seeks permission for the replacement of an existing single-storey rear extension with a new single-storey rear extension; the removal of the existing front extension and its replacement with a bay window; the partial removal of the front of the garage; the removal of the existing first-floor dormer window and gable end and reinstatement of the original roof form; the addition of rooflights to the front and rear roof slopes; alterations/extension to the garage; and the replacement of existing pebble-dash finish with smooth render.

The proposed development is in a residential area with a wide variety of detached and semi-detached dwellings of varying height and bulk. The design would be in keeping with the established varying character of the area and mixed street scene.

On the north elevation, the proposed replacement of the existing single-storey rear extension with a new single-storey rear extension would increase the dwelling's width by approximately 2.2m to 12.7m and maintain the depth of approximately 12.2m. The proposal would have a flat roof with a maximum height of approximately 3.3m and a maximum eaves height of approximately 2.9m. Contained in the flat roof would be a single roof lantern, with an approximate maximum height of 3.8m. The rooflight would be in accordance with Part M of the ADG as it would maintain the privacy of the neighbouring properties.

The proposed fenestration to the single-storey rear extension (northern elevation) would be a three-casement window on the western flank, a centrally located five-leaf door unit and a two-leaf door unit on the eastern flank.

On the eastern flank of the front (south) elevation, the proposal seeks the removal of the existing front extension to be replaced with a bay window, designed to symmetrically match the existing bay window on the western flank. The new bay window would have an approximate width of 2.5m and an approximate depth of 0.8m. The catslide bay roof would have an approximate height of 3m and an approximate eaves height of 2.2m.

The new bay window would reduce the footprint of the existing front extension and remove the bolt-on appearance. The proposed bay window would be set back to align with the established building line of the existing bay window on the western flank, balancing out the front elevation. This element of the proposal on the front (south) elevation would be in accordance with Part M of the ADG.

On the front (south) elevation the existing adjoining garage would be set back to align more closely with the established building line of the host dwelling. It would maintain a width of approximately 2.5m whilst reducing in total depth by approximately 0.6m to 11.6m.

The proposed fenestration on the front (south) elevation would be the relocation of the single entrance door from the existing western flank to a central position. A single window would be to the west of the repositioned entrance door, with a narrow full-length window to the east. Each of the bay windows (east and west flank) would have a three-casement window and the garage would maintain a single garage door. There would be no increase in the number of fenestrations on the front (south) elevation.

On the eastern elevation, the proposed removal of the dormer and roof alterations, to reinstate the original hipped roof, would maintain the maximum ridge height of 5.6m and approximate eaves height of

2.3m. The proposed alterations to the roof line would be more visible from the north and south elevations. On the eastern flank of the front (south) elevation the proposed single-storey rear extension would be visible to the street scene, however it is noted that this would be a reduction from the existing ridge height by 2.2m to an approximate maximum height of 3.3m.

The fenestration within the proposed roof alterations would sit within the roof planes. The front (south) elevation would have a single rooflight and the rear (north) elevation would have an increase of one rooflight to two rooflights. The rooflights would be in accordance with Part M of the ADG as it would maintain the privacy of the neighbouring properties.

The proposed external alterations to the rear (north) elevation would be the removal of the flue and the extension of the rear of the existing garage to serve as a study. This would be recessed from the proposed replacement single-storey rear extension by 0.3m and have an approximate width of 2.3m and an approximate depth of 1.3m to in-fill the existing rear of the garage. The proposed fenestration would be a two-leaf glazed door.

On the side (west) elevation there would be a reduction of fenestration by five units to two separate units: one forming part of the side casement of the bay window on the western flank, and the other as a full-length single window, centrally located, within the side (west) elevation.

On the side (east) elevation there would be a reduction of fenestration with the removal of the dormer and the existing single-storey rear extension. The single visible fenestration would form part of the side casement of the bay window on the eastern flank.

The proposal would be finished with white painted smooth render, plain clay roof tiles, a flat roof membrane or felt, and fenestration would be grey UPVC.

The proposal would not increase the footprint of the host dwelling; therefore the siting, size, scale, and design of the proposal would not result in harm to the visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

#### NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back from the front (south) elevation by approximately 3.7m, from the neighbouring side (west) boundary by approximately 1.9m, from the rear (north) boundary by approximately 13.9m and from the neighbouring side (east) boundary by approximately 0.2m.

It is noted that the separation distance on the side (east) boundary would not comply with Part M of the ADG, however the proposal would in-fill behind the existing rear of the garage and would have minimal harm to the neighbouring (east) dwelling due to existing high boundary treatment. The single-storey rear extension (northern elevation) would not result in harmful overbearing or overshadowing impacts to neighbouring dwellings.

The proposed removal of the front extension and replacement with a bay window, and the proposed removal of the dormer and reinstatement of the original hipped roof would both have a positive impact on the surrounding dwellings by way of reducing any existing overbearing or overshadowing impacts.

The proposed fenestration on the front (south) elevation would be a reduction and scale and maintain an outlook of the front amenity of the host dwelling. The proposed fenestration on the side (west) elevation would be a reduction of six glazed units to two units and existing high boundary treatments would ensure there would be no loss of privacy or overlooking to the neighbouring (west) dwelling.

The proposed fenestration on the rear (north) elevation would be a reduction of nine glazed units to ten glazed units and set within the roof plane there would be an increase of one rooflight to two rooflights. The proposal would maintain an outlook of the host dwelling's rear amenity. Given the separation distance of approximately 13.9m from the rear (north) boundary, the existing high boundary treatment, and the reduction in fenestration there would be an increase of privacy and a reduction in overlooking to the neighbouring (north) dwelling.

The proposed fenestration on the side (east) elevation would be a reduction in number, most significantly due to the proposed removal of the dormer that currently overlooks the neighbouring dwelling at first-floor level. The proposal would ensure there would be an increase of privacy and a reduction in overlooking to the neighbouring (east) dwelling.

The proposal would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking, and is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

#### LIDSEY LOCAL FLOOD ZONE

The site is in the Lidsey Local Flood Risk Zone (LFRZ): an area of increase water capture and surface water flood risk so the proposed development needs consideration under Arun Local Plan policies W DM1 and W DM3 and the National Planning Policy Framework (NPPF).

The proposed single-storey rear extension would replace an existing single-storey extension and would not increase the footprint. The minimal rear garage in-fill extension would extend across an existing hard-surface area and would not increase ground impermeability in this area.

Paragraph 181 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

This application is accompanied by a Flood Risk Assessment and a Lidsey Drainage Statement. The District Council's drainage engineers were consulted and advised that no formal response would be provided on the basis that the proposal does not result in any increase in impermeable area. However, given that the proposal is sited within the Lidsey LFRZ it would be reasonable to attach a condition for the rear extension floor levels to be no lower than the existing. It is considered that the proposal would not increase flood risk elsewhere and is in accordance with policies W DM1 and W DM3, and the NPPF.

#### BIODIVERSITY

Arun Local Plan policy ENV DM5 requires all developments to achieve a net gain in biodiversity. This application is accompanied by a Biodiversity Enhancement Statement but as the proposal is replacing an existing rear extension with a similar size, removing a front extension and reinstating the original hipped roof by removing the existing dormer, there is no loss of habitat and therefore a condition to secure enhancements is not required in this case.

#### SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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.

### CIL DETAILS

This application is not CIL liable.

### 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:

1. Proposed Floor Plans, Location Plan and Elevations P01.
2. Proposed Roof Plan, Block Plan and Elevations P02.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The floor levels within the extension hereby permitted shall be set no lower than the existing floor levels within the dwelling.

Reason: In the interests of flood risk in accordance with Arun Local Plan policies W DM1 and

W MD3.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.