

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

REF NO: FP/169/21/HH

LOCATION: Sand Martins
87 Crossbush Road
Felpham
PO22 7NA

PROPOSAL: Single storey rear extension, first floor extension and replacement of existing lean-to utility space with new construction.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Single storey rear extension measuring approximately 4.7m by 4.3m, replacement of single storey lean-to extensions and first floor side extension measuring approximately 2m by 3.5m.

RELEVANT SITE HISTORY

FP/63/10/	Single storey rear extension to kitchen and study	ApproveConditionally 08-06-10
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FP/46/04/	Single storey rear and side extension and replacement front porch	ApproveConditionally 16-04-04
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REPRESENTATIONS

Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer Zone SSSI
BUAB

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, side extension should also be subservient to the host dwelling and respect the space between buildings. Rear extensions should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

Policy E SD1 outlines new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

This proposal seeks to erect 3 separate extensions, one to the rear, one, a replacement structure to the southern elevation and lastly a first floor extension to the northern elevation.

The amount of habitable space provided by the development is deemed appropriate when considered against the existing dwelling and it maximises the use of the plot. The extensions have been sympathetically designed to be constructed from materials which relate well to those currently in use on the dwelling, the eaves height will be equal to the eaves of the existing dwelling and the roof will be constructed with a pitch to match. All ridge heights are to be subservient to the existing ridge height.

From the street both the first floor extension and side extension will be visible. Both extensions will be set back from the front of the property and have a lower ridge height, as such it is considered that they will both be subservient and well integrated with the host dwelling and the street scene.

Given the above and the good visual integration through appropriate material and style choice it is considered that the extension accords with D DM4 and D DM1 and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

It is not felt that the extensions will be overbearing or overshadow the adjoining neighbours to the north or south. The rebuilt lean-to side extension will be slightly longer; however, it will not encroach on the properties boundary to the south. Similarly, the first floor extension will not encroach on the minimum separation distance between the side elevation with the boundary to the north, the extension has been designed to meet the 70-degree rule and be located over 2.8m from this boundary in line with design guidance. The rear extension accords with the 45-degree rule and a 14m rear garden space will be retained. No comments have been received from neighbours.

New first floor windows have been design to face towards the front of the property. All other fenestration will serve the ground floor as such no negative effects from overlooking are considered to arise from the proposed development.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 352/01
 - Proposed elevations 352/05
 - Proposed Floor Plans 352/03
 Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.
- 3 The materials and finishes of the external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM4 of the Arun Local Plan.
- 4 **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.