

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

REF NO: FP/175/20/HH

LOCATION: 23 Thirlmere Way
Felpham
PO22 8NQ

PROPOSAL: Single storey side & two-storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a single storey side and two storey rear extension.
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REPRESENTATIONS

Felpham Parish Council provided no objection.

5 letters of objection were received from nearby occupiers.

- Extension is large in close proximity to existing properties.
- It will overlook back gardens
- Loss of privacy
- Object to the two northern windows.
- This will devalue my property.
- It will block light from my garden and property.
- It will overshadow our property.
- Out of character with other properties.
- Issues with parking
- There are drains on site which would be impacted.

Comments noted and addressed in the conclusion. House value is not a material consideration and impacts on drains would be considered under building control.

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 2014 POLICY ESD1](#) Design of new development

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 Parish Council has a made Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal is considered to comply with these policies.

DESIGN AND VISUAL AMENITY

The proposal seeks a side and rear extension and as such it will be visible from the front of the property. The property is located to the end of a cul de sac and as such passing traffic is minimal, although there is a path for pedestrian access to the road at the side at Ullswater Grove.

There is an existing porch to the front and the proposal will alter the roof of the porch which will then extend along the side elevation to form a garage. This will have a false pitch to the front which then forms a flat roof which will run along the full side elevation and meet with the boundary fencing.

Whilst the addition does add some bulk to the front of the dwelling, there is an existing porch and it is not deemed to appear unduly dominant retaining 4.85m to the front boundary.

The surrounding properties are also mixed in appearance and the alteration is not considered to result in the dwelling appearing out of character.

The development proposed is not considered to result in an adverse impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension will run along the southern elevation meeting with the boundary. There are windows to the northern side elevation of the neighbouring property (21), however due to their siting at the north it is not considered to give rise to adverse overshadowing that would result in refusal. The height of the addition also slightly reduced as it runs along the side elevation to 2.4m which is not considered to appear significantly overbearing.

The rear extension will have a depth of 4m. This will be two storey in height and will meet with the ridge height of the host dwelling and extend along the full rear. This will retain 1m to the northern boundary and 2.6m to the southern.

As a result of the siting of the extension, it is acknowledged this will likely give rise to some overshadowing and an overbearing impact upon the property to north and the one adjacent to this as the extension will run along its rear boundary, however it is not considered this would result in such significant impacts in which a refusal is justified. There are also a number of outbuildings to the immediate rear garden to the north which which limit the impact on that occupier.

Due to the siting of the property to the south of the development, there is some separation provided and with the neighbouring dwelling also featuring a part first floor extension, the proposal is not considered to give rise to adverse impacts upon this property.

There will be two windows to the extension at first floor level which will have views west towards the properties to the rear at Derwent Grove. Whilst views are already available, they will likely be increased, however with 8.5m retained to the boundary and with a first floor to the neighbouring property its not considered views will be significantly above what is already achieved.

There are two additional windows to the northern elevation at ground floor and first floor level. These however appear to be within the existing dwelling and therefore if the first floor window is obscured it would likely be permitted development. A condition will be included to ensure that the first floor will be obscured to ensure it does not give rise to overlooking upon the properties to the north.

The proposed development is not considered to give rise to impacts which are have some significance by way of overbearing, overshadowing or overlooking in which a refusal is justified and as such it accord with D DM1 an D DM4 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 Plan - 100
 - Site Plan - 102
 - Proposed Plans - 104 A

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 first floor window on the northern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 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.