

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

REF NO: FP/176/19/HH

LOCATION: Mutiny Bay  
11 Derwent Grove  
Felpham  
PO22 8NE

PROPOSAL: Two storey side extension with dormer roofs,  
single storey rear extension & removal of existing garage

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | The application seeks to construct a two storey side extension with a dormer to the front and rear and a single storey rear extension. A porch will also be constructed to the front elevation. |
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| <b>REPRESENTATIONS</b> |
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**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

An objection

- Side extension is within 1m of adjoining property.

1 letter of objection from nearby occupier.

- It would severely restrict light to my back garden and property.

Comments noted. Whilst the extension sits at the boundary, there is a driveway between the host dwelling and No.9 and some separation is retained. Due to the siting of the property to the north west, the development is not considered to result in loss of light.

**CONSULTATION RESPONSES RECEIVED:**

None

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| <b>POLICY CONTEXT</b> |
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Designation applicable to site:

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

SDSP2 SD SP2 Built-up Area Boundary

[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 of relevance to the application. the proposal complies with this policy.

**DESIGN AND VISUAL AMENITY**

The property is situated to the end of a cul de sac however with the development to the side it is visible from the street scene.

A porch will also be constructed to the front elevation. It is noted on the plan that the porch is considered permitted development therefore will not be considered as part of the application.

The side extension will sit around 1m below that of the ridge height of the dwelling and therefore is considered subservient. The development will alter the appearance of the dwelling however, the extension and front dormer have been constructed to appear sympathetic in design and appearance to that of the host dwelling and surrounding properties.

The materials used will match that of the existing dwelling which helps to ensure the additions are well integrated. A rear garage will be demolished and the garage will be brought forward to form the ground floor of the side extension. This is similar to that of No.7 and whilst there are no other similar two storey extensions, it is not considered to result in the dwelling appearing significantly out of character with the area.

The surrounding area is similar in appearance however the side addition is modest in size and not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

**RESIDENTIAL AMENITY**

The rear extension will have a depth of 3m and run along the full rear with a height of approximately 2.75m, with a maximum 3.15m with the addition of a roof lantern. The neighbouring property to the east has an existing extension to the same depth and therefore the rear extension is not deemed to result in adverse overbearing, overshadowing or overlooking impacts upon this elevation. To the western boundary 2.7m is retained and again the rear addition is not deemed to impact upon amenity.

The side extension will have a width of approximately 2.3m and a height of 6.3m. The ground floor will form a garage with a bedroom above. With the side extension set below the ridge height of the dwelling,

it is not considered to appear unduly dominant upon neighbouring occupiers. The side extension runs along the western side however sits approximately 1m behind the principal elevation and 1m in front of the rear elevation.

There is 1 window located to the side elevation of No.9, however as a result of its siting and the separation retained between the extension and to the side wall of the neighbouring property, the development is not considered to result in an adverse impact.

There will be an additional dormer to the front and rear of the property. These are modest in size and appear to match in size and siting to the dormers which already exist.

The dormer to the front will overlook the street scene. The window to the rear dormer will likely have views over the garden of the neighbouring property however it is not considered to result in adverse overlooking with no direct views into neighbouring windows and with the window serving a storage room, views are not considered significant.

The proposal is not considered to result in harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

#### **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.

#### **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, Block, Proposed and Existing Floor and Elevations Plans - 11Dew/LIW/001 Rev C

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity 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.