

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

REF NO: FP/177/19/HH

LOCATION: 64 Downview Road
Felpham
PO22 8JA

PROPOSAL: Single storey rear extension, porch extension & loft conversion

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension, porch extension and a loft conversion with the addition of velux.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
No objection.
No representation from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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:

CONCLUSIONS

PRINICPLE

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. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal is considered to comply with this policy.

DESIGN AND VISUAL AMENITY

Much of the development is situated to the rear of the dwelling however the porch to the front will be extended slightly and the roof design will alter which will be visible from the street scene from the southern and northern elevation.

The porch will extend in width approximately 1.6m. This will meet with the side elevation of the dwelling and retains much of the existing appearance.

The existing roof is double gabled. With the addition of a loft conversion this will alter to create a flat roof between the pitches. Whilst the change in roof design will alter the appearance of the dwelling, this is not considered to adversely impact upon the spatial pattern of the street scene, with the area consisting of properties of a varied style and design. Materials will also match the existing dwelling to help ensure it appears sympathetic in appearance to the host dwelling and well integrated.

The proposal is not considered to adversely impact upon the established character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be sited to the rear of the dwelling. There will be an extension to the rear of the existing garage with a depth of 4m. The existing rear elevation will then increase by 3m.

The extension to rear of the garage will have a flat roof with a height of 2.65m. The rear extension will have a lean-to roof with a height of 3.4m reducing to 2.3m. The garage extension will sit close to the boundary at No.62 however the neighbouring property extends further to the rear and with no windows to the side elevation at the neighbouring property or extension it is not considered to result in adverse overbearing or overshadowing.

1.5m and 2.5m will retained to the side boundaries from the rear elevation and the development does not extend beyond the rear of neighbouring properties. As a result, it is not considered to appear overbearing upon neighbouring amenity. The extensions will have doors to the rear and with no side windows proposed, views will be of the rear garden of the host dwelling.

The loft conversion will install 3 velux to the east and additional windows to the north and south elevations. There will be 3 additional windows to the northern elevation with 1 at ground floor, 1 at first floor and 1 in the roofspace. The windows sited above ground floor will serve bathrooms however the window to the second floor may have potential for overlooking into the neighbouring velux and therefore it will be conditioned to remain obscured glazed but not fixed shut.

To the south, a second floor window will serve a bedroom. Whilst this may have the potential to overlook

neighbouring properties, it is not considered to give rise to direct views into neighbouring windows and with the properties at single storey, the window is not deemed to result in adverse overlooking.

The proposal is not considered to harm neighbouring amenity of 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 and Block Plan
 - Proposed Floor Plan

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 window to the northern elevation on the second floor of the building shall at all times be glazed with obscured glass.

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.