

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

REF NO: FP/177/20/HH

LOCATION: 7 Middleton Road
Felpham
PO22 6BL

PROPOSAL: 2 No. dormers to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Felpham Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km buffer zone SSSI

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

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Felpham has an adopted neighbourhood plan and policy ESD1 is of relevance. The FNDP is currently subject to review with a consultation closing on 18th November.

DESIGN AND VISUAL AMENITY

Middleton Road is formed by an eclectic mix of building styles and forms, and although the proposed

development will be located on the properties principle elevation it is not through that this will be detrimental to the street scene.

The proposal is subservient to the host dwelling and will be built of similar materials to ensure it appears well integrated, the dormers have been thoughtfully positioned within the roof plan and add a pleasing sense of balance to the design of the building. They will have a width of 2.2m and an overall height of 2.5m and be situated lower than the highest part of the roof structure. With regards to the siting, scale and design, the proposal is not deemed to impact the special character of the local area, as the dormers will not be set forward of any external walls, nor does it have an overbearing effect on the any neighbouring properties in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

It is not believed that there will be any overlooking issues subject to the approval of this application apart from those already available from the public domain as the dormers are situated to the front of the building.

There have been no objections from the neighbours and with no representation received, the development is considered acceptable.

The development is not considered to result in adverse harm upon neighbouring occupiers by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan and ESD1 of the FNDP.

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

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

Reason: In the interests of amenity in accordance with policies ???? of the Arun Local Plan.
- 3 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.