

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

REF NO: FP/177/21/HH

LOCATION: 5 Eleanor Gardens
Felpham
PO22 6BP

PROPOSAL: Erection of single storey side extension, replacement rear conservatory and installation of front and rear rooflights

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side extension, a rear conservatory and rooflights.

RELEVANT SITE HISTORY

FP/163/97	Single storey domestic extension	ApproveConditionally 09-01-98
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REPRESENTATIONS

Felpham Parish Council provided no response.

No representation received from nearby occupiers.

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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

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 complies with this policy.

DESIGN AND VISUAL AMENITY

The extension is located to the side elevation and is partially visible from the street scene.

There is an existing extension and the proposed will sit forward of this. It does however remain behind the principal elevation and does not appear unduly dominant upon the street scene.

The extension will have a pitched roof, situated just below that of the host dwelling and as such appears a subservient addition.

The surrounding properties are similar in style featuring detached bungalows, the addition however does not result in the dwelling appearing out of character with the area.

Section M of the Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with this in that the design and scale is consistent with the style of the host dwelling.

The proposed development is not considered to result in harm upon the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of 2.8m and a depth of 4m. It will have a height of 4.15m. Due to the location of the extension, it does not appear adversely overbearing or overshadowing with a minimum of 3.6m retained to the south western boundary which extends at an angle. This separation distance is considered sufficient.

There is also a garage located along the boundary which further restricts views from the neighbouring dwelling.

To the rear there is an existing conservatory and this will be extended in width 2.2m to infill a gap where it then meet with the existing extended rear elevation. It has a height to match the existing conservatory at 2.4m. Due to its location, forming an infill it is not overbearing and unlikely to be visible from the neighbouring properties.

There will be 1 window to the side of the extension and a door to the front. The window will look towards the garage and front garden area and does not give rise to adverse overlooking.

There will also be rooflights with 2 to the rear and 1 to the front roof slope. Due to their height above

finished floor level, these will not provide overlooking.

The proposed development is modest in size and not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and 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 and Site Plan - DPA-01
 - Proposed Site Plan - DPA-06
 - Proposed Site Plan - DPA-02
 - Proposed Elevations - DPA-05
 - Proposed Floor Plans - DPA-03

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 **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.