

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

REF NO: FP/178/19/HH

LOCATION: 30 Downview Road
Felpham
PO22 8HQ

PROPOSAL: Single storey side infill extension, porch to side, first floor rear extension and extension to existing garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is to construct a rear extension to the existing garage to form a store, a porch and side infill to both the northern and southern elevation which set under the existing roof and a first floor rear extension. There will also be alterations to the boundary treatment to install new gates to the existing access and to create an additional access with parking to the rear garden.
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RELEVANT SITE HISTORY

FP/114/18/CLP	Lawful development certificate for a proposed new access.	Withdrawn 22-06-18
FP/199/16/HH	Garage extension, porch extension under existing roof & single storey side extension.	ApproveConditionally 27-10-16
FP/238/05/	Proposed single storey rear & side extension/internal alterations, proposed timber summer house to rear garden.	ApproveConditionally 21-12-05
FP/25/05/	Two storey rear extension.	ApproveConditionally 06-04-05
FP/118/04/	Proposed single storey kitchen extension	ApproveConditionally 10-09-04
FP/200/88	Double garage (amendments to previously approved	ApproveConditionally

FP/36/88

Double garage

ApproveConditionally
07-03-88**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Felpham Parish Council

An objection

- The plans show 8 parking spaces, these could not be utilised at any 1 time and needs clarification.
- The use of tarmac is non permeable material and contrary to the Felpham Design Guide.

No representation received from nearby occupiers.

Comments noted. Materials proposed for the parking will be permeable as shown on the approved plan.

CONSULTATIONS

Arboriculturist

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSCC Highways - No response

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)
SDSP2	SD SP2 Built-up Area Boundary
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 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 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 the policy.

DESIGN AND VISUAL AMENITY

The property is situated at a corner and as a result of the scale of the development , it is highly visible from the wider area to both the north and western elevation.

The development seeks to construct a store to the rear of the existing garage along the southern elevation. A side infill and replacement porch will also be constructed to the southern and northern elevation of the property however these are set under the existing roof and due to the siting with sufficient boundary treatment in place, is unlikely to be visible from the wider area.

To the rear there is an existing single storey addition to a height of 4m. This will alter to form a two storey rear addition. It will not increase in footprint however will increase in height to match that of the existing dwelling.

Due to the siting of the property, the increase in height to the rear would appear dominant upon the street scene with 'George IV Walk' running alongside the dwelling to the north, however the increase is not considered to result in a significant impact in which a refusal is justified. This is as a result of the development extending along a short section of approximately 7m along the northern elevation, 1m is also retained to the boundary. The first floor extension will have gable ends and as a result of the increase in scale, it would alter the appearance of the dwelling when viewed from the front and side elevation. However, the materials proposed for the development would match that of the existing dwelling which helps to ensure it appears well integrated. The development is also not considered to appear as an overdevelopment on the site.

The surrounding properties are varied in style and design and the proposal is will not appear out of character with the area.

The development is highly visible from the street scene as a result of its siting to a corner, however the development is not considered to result in adverse impact on the character or appearance of the host property or wider area and as such accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension to the garage will have a depth of 3.5m and a height of approximately 4m with eaves to 2m. Whilst it is sited closed to the boundary, the neighbouring property has a catslide roof to the northern side and as a result with the low level eaves height the garage extension is not considered to result in adverse impacts. The porch alterations are also minor and are not considered to result in adverse impacts upon amenity.

The existing extension has a depth of 7m and a width of approximately 10m which runs along the full rear elevation and beyond the side elevation to the north by 2.75m. This will increase in height to match the host dwelling at approximately 8m.

Due to siting of the dwelling, the addition extends a considerable distance beyond the rear elevations of neighbouring properties. This is however existing footprint and the main alteration proposed would be the addition of the first floor. 5m is retained from the southern elevation to the boundary.

The first floor appears large however it is not considered to appear significantly overbearing as a result of the siting which is situated away from the neighbouring property at No.28. Again, due to it siting at the north, will not result in adverse overshadowing.

2 dormers are proposed to the rear. These are modest in size and are considered to sit comfortably within the roof slope. They have a depth of 1.15m and a height of 2.5m. There is 18m retained to the rear elevation which is considered sufficient to ensure there is no adverse overlooking. No.4 'George IV Walk' is situated to the rear however with no side windows to the first floor, the addition is not considered to result in adverse overlooking.

Additional windows and doors to the ground floor are not considered to result in adverse overlooking due to them being single storey in height and with sufficient boundary treatment in place. The plan shows the first floor window to the south is to be obscured. As the window faces directly south over the neighbouring property rear garden and rear elevation, it is likely to give rise adverse overlooking and as a result it will be conditioned to remain obscured glazed. The first floor window to the north will have views over the street scene.

The development proposed is not considered to result in harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

BOUNDARY TREATMENT AND PARKING

The proposal also seeks to alter the parking to the property. The site currently has fencing running along the western and northern boundary. There is currently driveway access to the north western corner of the site. This access will remain as existing at a width of 3.73m however wooden gates will be constructed. These will not exceed the height of the existing fence panels at 1.2m.

To the north eastern corner of the site, a new access is proposed. This will remove existing fence panels with the width not exceeding 3.6m. Gates will then be constructed to open inwards and to a height of 1.8m to match that of adjacent fence panels. No comments have been received from WSCC Highways however an informative will be included regarding a permit which will be required for a vehicular crossover.

A new driveway will be created to a section of the rear garden. This will be of porous hard surface as shown on the plan submitted. It is not considered that the installation of gates will adversely impact upon the appearance of the street scene or give rise to highway issues as it creates additional off road parking spaces.

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 showing details of parking alterations
 - Location and Block Plan - 007
 - Proposed Elevations - 006
 - Proposed Elevations - 005
 - Existing and Proposed First Floor Plan - 003
 - Proposed Floor Plan - 002
 - Proposed Boundary Drawings - 008
 - Planning Statement

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 The first floor window to the southern elevation of the extension shall at all times be glazed with glazed with obscured glass and only openable at a height 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.

- 5 INFORMATIVE: The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105. <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

- 6 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.