

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

REF NO: FP/17/22/HH

LOCATION: 5 Limmer Lane
Felpham
PO22 7EL

PROPOSAL: Erection of first floor side extension, hip to gable roof extension, side extension and remodelling detached garage, new garden shed, chimney remodelling, new roof to conservatory, installation of PV panels to new pitched roof over garage and alterations to fenestration/openings. (This application may affect the character and appearance of the Felpham Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks extensive works which include a first floor side extension, a hip to gable roof extension, chimney alterations, the remodelling of the detached garage which will alter to form a pitched roof with addition of solar panels, an outbuilding to the rear garden, replacement roof to the conservatory and alterations to fenestration/openings.
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RELEVANT SITE HISTORY

FP/196/07/	Single storey side extension.	ApproveConditionally 04-10-07
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REPRESENTATIONS

Felpham Parish Council provided no objection.

5 objections from nearby occupiers

- The application will affect the view from and sunlight to the property.
- The scale of the development is very large, increasing the height and the volume.
- This scale is not in keeping with the design and character of the Conservation Area.
- The property will be obtrusive and overpowering to all 5 properties in Church House Mews.
- In relation to No.4 Church House Mews, light will be severely compromised to our ground floor study as the only source of natural light is South facing.
- The remodel of the garage will take the roof height beyond that of existing guttering on the main house which will be oppressive and cause overshadowing.
- There may be potential glare from the solar panels.
- The description is not fair to the works.

Comments noted and addressed in the conclusion. It is considered that the description has included all

specified works to the build. View is not a material consideration.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Panel

The proposals are extensive but appear in keeping with the design of the house. It is unfortunate the fenestration is not more appropriate such as painted timber although the existing is PVCu. The existing flint wall is an attractive feature and makes a positive contribution. Subject to the pedestrian opening being infilled in an appropriate manner it will not have an adverse impact on the Conservation Area.

POLICY CONTEXT

Built up area boundary

Conservation Area

TPO

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

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

Felpham Neighbourhood Plan 2019-31 Policy ESD7 Felpham Conservation Area

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1, D DM4 and HER DM3 of the Arun Local Plan. Section M of the Arun Design Guide is also relevant.

Felpham has a made Neighbourhood Plan with policy ESD1 and ESD7 of relevance to the application.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two storey property. Its principal elevation faces south which features a two storey gable addition and a single storey conservatory to the centre of the dwelling. To the western side,

there is a cat slide roof and a detached flat roof garage.

The proposal alters the appearance of the dwelling with a hip to gable extension. This will remove the cat slide roof, raising the eaves in line with the existing with a gable end roof. This adds bulk to the property although appears well integrated with the scale appropriate to that of the dwelling and site.

The chimney is raised slightly to extend just above the ridge height of the dwelling. By retaining the chimney it helps to maintain existing features in keeping with the existing appearance of the property. There will be a first floor extension to the east above an existing single storey addition. This sits below the ridge height of the dwelling and appears a subservient addition. To the west, the existing flat roof garage will form a pitch. This is relatively tall although set back 12.5m from the front boundary, it will not appear unduly dominant upon the street scene.

The surrounding properties are varied in appearance and whilst the proposal will alter the appearance of the dwelling it is not considered that it would result in the dwelling appearing adversely out of character with the area.

The materials alter from red brick to painted white brick and timber cladding. The roof consists of clay tile which will be retained with the addition of dark grey zinc cladding. The materials will result in a more contemporary appearance. Cladding is not present in the immediate vicinity although there is cladding present further east along Limmer Lane. There are examples of white render in the area and whilst the cladding will be slightly out of character it is not considered such that a refusal is justified. The property does feature flint walling along the front boundary which partially restricts the view from passing traffic.

A condition will be included for specific details of the cladding to be used to be submitted for approval.

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 scale, massing and positioning of extensions should be visually subservient to the existing property. Roof Alterations should ' not negatively impact on neighbouring amenity and privacy and does not damage the character and appearance of the original building and its surroundings'. The proposal is considered to comply with this statement. The scale and massing is appropriate to the size of the site.

The proposal will not result in significant harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and ESD1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal will result in additional bulk to the western side of the property as a result of the hip to gable extension.

Around 8.5m is retained to the western boundary which is sufficient distance to ensure the hip to gable would not result in adverse overbearing or overshadowing upon this elevation.

To the rear boundary, the host dwelling has a narrow rear garden with 6.2m retained to the boundary which consist of hedging to a height of around 2.5m high. A further 9.5m is retained to the rear elevation of the building at Church Mews House. This separation and the boundary treatment is acceptable in ensuring that overbearing is not significant.

There has been concerns raised regarding loss of light and a shadow analysis was submitted to demonstrate the changes. The analysis shows there is only a relatively minor increase in ground floor overshadowing to No.1 in the morning hours. Overall, the development would not result in any significant increase in the shadow cast over the gardens of the properties to the south than compared to what is

currently achieved.

The first floor extension to the east has a depth of 1.6m and a width of 3.8m and due to the siting would not result in harm upon amenity. There will be some alterations to the design of the conservatory to the front, however the size will remain the same and again will not result in harm.

The pitched roof garage is high with a ridge height of 5m and eaves to 2.9m. The property to the west is single storey although with the roof sloping away from the boundary and the structure angled north east, it will not result in adverse harm. Solar panels will be positioned on the garage roof and could be allowed under permitted development.

There are alterations to the fenestration at the property. Many of the windows will be replaced and there will be 2 ground floor doors replaced with windows to the front and rear elevation. There will be a window to the eastern side of the first floor extension. This does replace an existing albeit is located slightly further in depth and is slightly larger. This will provide some views over No.7 although does not increase significantly from that which is already achieved.

There will be two additional first floor windows to the western gable extension serving a bedroom and a bathroom. This would have views towards No.3 although with the property at single storey views would be over the top of the dwelling and due to the height of the garage, its roof partially intersects views available. There may be some views achievable towards No.5 at the rear although due to the angle available and the distance this would not result in adverse overlooking.

An outbuilding is proposed to the rear north east boundary. This is modest in size with a maximum height of 3.2m and eaves to 2.4m. It will have a length of 4.5m and a width of 3.4m. Due to its location, it is unlikely to be visible from neighbouring properties and will not result in harm.

The proposal would not result in adverse harm on amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON THE CONSERVATION AREA

The proposal is within the Felpham Conservation Area. Given the siting it is partially visible from the wider area.

Para 189 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage asset is of some significance. Para 190 requires the LPA to consider the significance of the impact upon that heritage asset. The proposal has some impact on the significance of the heritage asset as a result of the alteration proposed and the introduction of new materials. This is although not considered to result in harm with the footprint largely retained and the overall design proposed in keeping with the wider Conservation Area.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Whilst the proposal does alter the appearance of the building, the proposal is not considered to materially affect the character or detract from the visual appearance of the Conservation Area and is not considered to harm the significance of the heritage asset in accordance with HER DM3 of the Plan and ESD7 of the Neighbourhood Plan.

SUMMARY

The proposed development is deemed to accord with relevant development policies and as such is recommended for approval subject to the following condition 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 3.000
 - Site Plan - 3.001
 - Proposed Ground Floor Plan - 3.100
 - Proposed First Floor Plan - 3.101
 - Proposed Roof Plan - 3.102
 - Proposed East Elevation - 3.202
 - Proposed West Elevation - 3.201
 - Proposed North and South Elevation - 3.200
 - Proposed Elevations - 3.203

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 No development above damp proof course (DPC) level shall take place unless and until details and colour of the cladding to be used for external walls have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of character and appearance of the building by endeavouring to achieve a building of visual quality in accordance with policy 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.