

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

REF NO: FP/183/20/HH

LOCATION: 8 South Road
Felpham
PO22 8EF

PROPOSAL: Rear and side single storey extension with balcony and guarding above the rear portion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a side and rear extension. A balcony will be constructed to part of the rear extension.
----------------------------	---

REPRESENTATIONS

Felpham Parish Council provided an objection

- Overdevelopment of site

1 letter of objection received

- Object to the size of the balcony
- it will interfere with the neighbours quiet enjoyment of their land.

2 letters of support received.

- Pleased to see homes being updated for modern living.
- More than half of the properties have undergone improvement and have balconies.

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
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

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 is considered to comply with this policy.

DESIGN AND VISUAL AMENITY

The proposal will construct an extension which will extend along the side and rear of the property and will be partially visible from the wider area.

The side extension will have a width of 4.25m where it will meet with the boundary fencing. The addition then runs along the southern boundary which is at an angle.

The surrounding properties are varied in appearance and the alteration is not considered to result in the property appearing out of character.

The side addition is set around 4m behind the principal elevation and a further 14m behind the front boundary and therefore is not considered unduly dominant upon the street scene.

The development whilst adding bulk to the side of the property, at single storey appears subservient to the host dwelling with the use of matching materials.

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

RESIDENTIAL AMENITY

The rear addition will have a depth of 5m and a width of 6.2m which meets with the southern side elevation of the dwelling. This will then join with the side addition which has a further width of 7.1m, meeting with the southern boundary. The extension will have a height of 2.8m.

With the extension running along the boundary to the south, there are two circular windows to the northern elevation of the neighbouring property, however these are small in scale and obscured glazed and as such the proposal is not considered to result in adverse overbearing or overshadowing upon this elevation.

The rear element of the extension will also form a balcony. Whilst this is relatively large, 5.8m is retained to the northern boundary and around 46m to the rear. Due to the siting of the balcony and surrounding properties it will provide significant views over the neighbouring gardens, with a depth of 5m and therefore it is considered necessary to provide screening to the sides of the balcony to a height of 1.7m. This will ensure that views into neighbouring properties will not give rise to an unacceptable level of overlooking.

There will be no windows to the side elevations of the extensions and additional doors and windows to the rear will overlook the garden of the host dwelling.

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

PARKING

The side extension proposes a garage workshop, however it appears as if vehicular access to this would be restricted due to the narrow entrance between the side of the dwelling and boundary fence. However there is a garage to the northern side and sufficient space retained to the front of the property for parking.

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 Plan
 - Block Plan
 - Proposed Elevations - Rev A
 - Proposed Floor Plans
 - Proposed First Floor Plans

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 Balcony screening shall be constructed to the northern and southern elevation of the balcony extension and shall at all times be obscured glazed and to a height of 1.7m. The screening shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling 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.