

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

REF NO: FP/184/25/HH

LOCATION: 32 Normans Drive
Felpham
PO22 8LW

PROPOSAL: Garage conversion, porch infill and external alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/140/23/CLP	Lawful development certificate for the proposed construction of 1m high boundary wall.	PP Not Required 20-10-23
FP/50/22/HH	Erection of proposed garden outbuilding.	ApproveConditionally 27-05-22

REPRESENTATIONS

Felpham Parish Council - No objection and comment noted that drawings are not of adequate quality.

No representations received from nearby occupiers.

Comment regarding the quality of the drawings has been noted and the scale of all drawings have been checked for accuracy.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached bungalow located at 32 Normans Drive. This application seeks planning permission for the construction of a garage conversion, porch infill, and external alterations.

The proposed development is sited within a residential area with a wide variety of detached bungalows. The proposed design would be in keeping with the established varying character of the area and mixed street scene.

The proposed porch infill would increase the width of the single storey front projection by 1.8m to 5.6m and maintain a depth of approximately 3.8m. The roof would be a dummy pitched roof with a maximum height of 2.8m and an eaves height to 2.3m on the southern elevation and a maximum height of 4m and an eaves height to 3.1m on the northern elevation. The roof would replace the existing flat roof form incorporating the existing garage and porch canopy. The proposal would include the conversion of the existing garage.

The proposed alterations to the front projection would be small in scale, and would not result in harm to visual amenity.

Fenestration to the front (west) elevation would replace the existing garage door with a single UPVC double glazed door and three-casement window. The side (north) elevation would be a reduction from one double glazed door and a two-casement window to one three-casement window, and the side (south) elevation would be the reduction in size of one window.

The proposed garage conversion and porch infill would be finished in brick, an EPDM roof and UPVC fenestration to matching the existing. The use of materials would ensure the garage conversion and porch infill integrate appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, and the Arun Design Guide (ADG).

External alterations include a proposed patio door and set of stairs to the rear (east) elevation of the host dwelling providing access to the rear amenity. The proposed stairs would have a depth of approximately 2.6m, a width of approximately 2m and a height of approximately 2.2m. The proposal would be finished in timber. The proposed alterations to the rear would be small in scale, and would not result in harm to visual amenity.

Given that surrounding dwellings along the street scene have habitable rooms facing the front elevation the proposed garage conversion and porch infill would not appear incongruous or prominent within the street scene and would not result in harm to the character, appearance, or visual amenity of the street scene and surrounding properties. The proposed development is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMNEITY

The proposed garage conversion and porch infill would not alter the footprint of the host dwelling, and would not extend the built form closer to neighbouring properties. Whilst the proposal would include alterations to the roof of the front projection, these alterations would be small in scale, and would not result in overshadowing or overbearing impacts.

Fenestration to the front (west) elevation would have an outlook of the host dwelling's front amenity. Fenestration on the northern and southern side elevations would be a reduction in size and maintain separation distances and have an outlook of existing high boundary treatments. Therefore, there would be no loss of privacy or overlooking to the neighbouring dwellings.

The proposed new fenestration and rear stairs would be set back approximately 10m from the rear (east) boundary, set in approximately 5.5m from the side (north) boundary and approximately 5m from the side (south) boundary.

The proposed rear stairs would be small in scale and provide access to the rear amenity of the host dwelling and there would be no overbearing and overshadowing impacts to neighbouring dwellings.

The proposed fenestration would have an outlook of the host dwelling's rear amenity. Separation distances and existing high boundary treatments would mean there would be no overlooking to the neighbouring dwellings. Whilst some views of neighbouring gardens would be available from the stairs, these would not be significantly different to the views available from the rear fenestration, and given that the stairs would be utilised to provide access only, and would not serve as a seating area, the proposed stairs would not result in unacceptable overlooking.

Overall, the development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

PARKING

Part I of the ADG requires dwellings of one to three bedrooms to provide two parking spaces. Although the garage space would be lost to habitable use, with its existing depth of 5.2m and approximate width of 2.8m it fails to meet current garage dimensions of 3m width and 6m depth which would be considered appropriate to accommodate a vehicle. Therefore, there is no loss of parking and the proposal would not reduce existing off-street parking provision and consequently a condition to secure additional parking is not required in this case. The proposal would comply with the parking requirements set out in the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 not CIL liable.

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 1.
- Block Plan 2.
- Proposed Elevations 4.
- Proposed Elevations 5.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.