

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

REF NO: FP/18/19/HH

LOCATION: 19 Wansford Way
Felpham
PO22 7NL

PROPOSAL: First floor extension to create an ensuite bathroom and small dressing room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first floor extension over the existing annexe to the front elevation of the property.
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RELEVANT SITE HISTORY

FP/5/17/HH	First floor extension to front elevation	ApproveConditionally 13-03-17
FP/202/07/	Single storey front garage extension, two storey side extension, two storey rear extension, porch overhang to existing side door, new bay windows on rear elevation and re-roofing of existing cedar shingle roof. (Re-submission of FP/126/07)	ApproveConditionally 16-10-07
FP/126/07/	First floor front extension over existing garage, single storey front garage extension, two storey side extension, two storey rear extension, porch overhang to existing side door, porch overhang & new porch to front elevation, new bay windows on rear elevation & re-roofing of existing cedar shingle roof.	Refused 15-08-07

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
Felpham Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES[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
SDSP2	SD SP2 Built-up Area Boundary

[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 DDM1 and DDM4 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 situated to the principal elevation of the dwelling and as such is highly visible from the street scene.

With the proposal adding a first floor it will increase the bulk to the front elevation, however the proposal does not come forward of the development line and as a result is not considered to appear unduly dominant and instead appears well integrated retaining the separation to the east and southern boundary.

The surrounding properties are of a varied design and style and as a result the proposal is not considered out of character with the area with the materials proposed to match the host dwelling.

The proposal is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal seeks to construct a first floor above the existing annexe to the front elevation of the

property. The height will therefore increase to around 6.85m with a hipped roof to match that of the existing.

The proposal is retained within the existing footprint and as such is not considered to appear adversely overbearing or overshadowing.

The proposal does not extend beyond that of the neighbouring properties front elevation and with no windows to the side elevation of No.17 the first floor addition is not considered to give rise to any adverse overlooking or overshadowing. There will be 3 windows to the front of the extension however these will face the street scene.

The proposal is not considered to harm neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

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 Plan
 - Proposed Plans and Elevations - 0013 08
 - Proposed and Existing Block Plan - 0013 06

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM4 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.