

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

REF NO: FP/18/21/HH

LOCATION: 30 Sea Drive
Felpham
PO22 7NE

PROPOSAL: Two storey rear extension and balcony, garage conversion & single storey garden room to rear. Alterations to external materials.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey rear extension with balconies. The internal garage will be converted to a habitable space and external materials will alter.

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

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 emerging Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The extension is to the rear of the property and not visible from the wider area. The external materials will however be replaced and this will alter the appearance of the dwelling in the street scene.

The extension is considered to appear subservient to the host dwelling and well integrated, creating a more symmetrical appearance to the rear with the addition of the gable ends.

The existing materials consist of red brick. The proposed seeks cladding to first floor with render to the ground floor. The cladding will be dark grey. The neighbouring dwelling has cladding and whilst the alteration to the materials will alter the appearance of the property, it is not deemed to result in the dwelling appearing out of character with the area. Solar panels will be located to the rear elevation. This is not visible from the wider area.

Arun District Council recently adopted a Supplementary Design Guide SPD which aims to increase design within the district. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

As a result of the design and siting, the proposal is not considered to 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 dwelling has 2 existing balconies to the rear with a ground floor conservatory to the centre of the dwelling. The ground floor addition will be removed and first floor extensions will be constructed to the east and west side. A new balcony will be constructed which will run along the full rear of the dwelling.

There is an existing rear gable addition to the eastern side and this will be extended in depth by around 2.25m. An additional first floor extension will be constructed to the western side with a depth of around 4.1m.

Due to the siting of the extensions and with the property detached, the development is not considered to appear overbearing upon neighbouring amenity and does not intersect a 45 degree angle.

The building line to the centre of the dwelling will be set back behind the extensions and as such a balcony will be formed to the centre with a depth of 3.3m. As a result of its siting of the balcony between the extensions, views towards to the neighbouring dwellings are largely restricted.

There will be a small balcony which will run along the rear of the dwelling and extensions with a depth of approximately 1m. The plans do however demonstrate screening to a height of 1.8m to the east and western sides. This is considered sufficient to ensure the additions does not give rise to adverse overlooking.

To the ground floor, the conservatory will be removed and it will form a canopy area for seating.

Remaining fenestration will alter, however there are no additional windows proposed and as such it is not considered to result in adverse overlooking.

There is a garden room and store proposed to the west side of the rear garden. This will have a total length of around 5.3m and depth of 3m. This will have a maximum height of 2.5m. The outbuilding

appears to fall in permitted development and due to its size is not considered to result in harm upon amenity.

Due to the siting and design, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

CONVERSION OF GARAGE

The conversion of the garage will result in the loss of a parking space at the property. However the property has a large driveway to the front which has sufficient space for around 6 cars and as such the alteration is not considered to result in harm upon parking in the area.

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 and Block Plan - 331/01
- Proposed Elevations - 331/05
- Proposed Floor Plans - 331/04
- Proposed Garden Room - 331/07
- Roof Plan - 331/06
- Email confirming material - 17.3.21

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 balcony screening shall be constructed to the eastern and western side of the balcony to a height of 1.7m as shown on the approved plan 'Proposed Elevations - 331/05' . It 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.