

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

REF NO: FP/18/22/HH

LOCATION: 30 Ormesby Crescent
Felpham
PO22 8EN

PROPOSAL: Demolition of existing detached garage and erection of two storey side extension and single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a two storey side extension and single storey rear extension, following the demolition of a detached garage.

REPRESENTATIONS

Felpham Parish Council - Objection:

- Object on the basis that the proposed two storey extension is 0.9m from the boundary and not the required 1m, contrary to planning policy.

Two Objections received from nearby occupiers:

- Disproportionately oversized extension not in keeping with existing properties in the neighbourhood. Proposed rear single storey extension is over bearing. Concern over shading to the objectors dining room as well as reduced daylight and sunlight shadowing their garden as the applicant is proposing to build up to the boundary. Concerns building over existing drains if there is a backing up issue if they have no inspection cover. Will not allow access to the site from their property.

- The adjacent fence separating No.30 and 32 is not the original boundary fence. It does not belong to No.30, but instead No.32. The fence is not the actual boundary. Deeds show the boundary is on angle from the front gardens to the end of the back gardens in a straight line. Any access will only be given with permission from No.32 before any work is to commence.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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)

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 considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria outlined in the Arun Design Guide are also considered.

Felpham has a 'made' Neighbourhood Development Plan, of which Policy ESD1 is relevant. This policy is concerned with the design of development and states new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design, and contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The proposal will be located to the side and rear of the property, of which is a two storey semi-detached dwelling, and will be visible from the wider area.

The proposal will include a two storey side extension, extending to the west, and a single storey rear extension. The side extension will be 2.8m deep and 8.57m wide, set very slightly back from the established front and rear elevations of the property. This will have a gable roof, extending from and matching the existing host roof, and is well integrated, ensuring minimal impact on visual amenity. The rear extension will measure 2.7m deep and 7.7m wide, and have a flat roof, similar to the existing garage. This roof will differ to the host dwelling, but given the scale and location of the proposed, is not considered to be unduly harmful to the appearance or character of the property. Being under 3m from the rear elevation, it is also noted that this extension is in fact acceptable under permitted development rights, and as such could be constructed without planning permission.

Being to the side of the property, the proposal will retain a distance of 8m to the front boundary, and be clearly visible from the street scene. The property itself is situated in an area comprised primarily of two storey semi detached dwellings, and single storey bungalows, all following a similar design style. At present, no other properties within the locality have constructed two storey side extensions, meaning this proposal will be a first for the street. Despite this, the proposal is considered to be an acceptable development, as it is well integrated with the existing and in keeping with the general style and character of the area. Being set back slightly from the front elevation, and maintaining the established roof line, the proposal will not have adverse harm on the composition or appearance of the street, and will not appear considerably out of place.

The proposal appears subservient to the design of the host dwelling, and is well integrated. It will use materials primarily matching that of the existing, ensuring minimal harm on visual amenity. The first floor of the side extension will feature dark grey cement board cladding to its exterior, which does not match the existing brickwork of the host. There appears to be a limited amount of existing cladding in the

locality, any of which does not match in colour to the proposed. This will cause the cladding to look slightly unusual in its context, but is not considered to be of significant impact to the character of the area, and is acceptable.

Part M of the Arun Design Guide states that side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. As for rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The proposal is not considered to be obtrusive, and is relatively sympathetic to its context, following the established design style and building lines. It is considered to be in accord with the Design Guide.

The development is not considered to have an adverse impact on visual amenity, or to the character of the area, and is in accord with D DM1 and D DM4 of the Arun Local Plan, the Neighbourhood Plan, and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal will feature a two storey side extension, and single storey rear extension. The side extension will have a pitched roof, extending from and matching the existing main roof, measuring approximately 7.9m high and 5.14m at the eaves. The rear extension will have a flat roof, at a height of approximately 2.7m.

Concern has been raised regarding distances retained from boundaries, and potential overbearing and overshadowing of neighbouring properties. A distance of 10.5m to the north, 0.9m to the west and 0m to the east boundaries will be retained by the proposal. D DM4 (d) of the Local Plan states that in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level should not come to within a minimum of 1m of the side boundary. As the proposal retains 0.9m from the west side boundary, this does not meet the criteria. However, being a semi detached property and a considerable distance from the next neighbouring property, there is little risk of the extension closing a gap in the street scene. The proposal is 0.1m short from the required 1m, and as such is not considered to be a significant enough distance to warrant refusal, as it will have minimal difference in the impact on No.32.

In regards to overbearing or overshadowing, the proposal sits on the boundary with No.28, and poses some risk to neighbouring amenity. Arun Design Guide states that rear extensions should be kept under 3.3m, and recommends the use of the 60 degree rule for semi detached dwellings, to assess any harm there may be on neighbouring properties. When taken from the central point of the neighbouring French doors, the rear extension does marginally cross the 60 degree line, but not significantly. This will result in some overshadowing of the neighbouring property, but given the proposal is under 3m from the rear elevation, and is an appropriate scale for its context, is not considered to be unduly harmful to residential amenity.

The development will feature a bi-fold door and two sets of windows to the north, a door and small window to the west, and garage door and window to the south. It will also include a sky lantern to the rear, of which will have no impact on residential amenity. The features to the north will face towards neighbouring properties in Walsham Close, but will not unduly overlook, especially those located on the ground floor. The new window on the first floor will overlook their garden, but this will be the same visibility as the existing rear windows and as such will have no more impact on privacy or amenity. The window and garage door to the south face onto the street scene, and do not unacceptably overlook any neighbouring properties. They will have little harm on residential amenity. The window and door to the west will face No.32, but given their scale and location, will not be overly harmful. They do not unacceptably overlook the neighbouring property, and will result in little impact to residential privacy and

amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of the neighbouring properties and exhibits no features that may unacceptably impact residential amenity. This is in accord with Part M.

The development will result in no adverse harm to residential amenity, and is considered in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

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, Block Plan and Proposed Ground Floor Plan Sheet 1
- Proposed 1st Floor Plans and Elevations Sheet 2
- Existing Floor Plans and Elevations, and Existing and Proposed Roof Plan Sheet 3

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 **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.