

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

REF NO: FP/190/25/HH

LOCATION: 6 Westmorland Drive
Felpham
PO22 8LX

PROPOSAL: Single storey front porch extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest

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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a two-storey terraced house along Westmorland Drive. This application seeks planning permission for a single storey front porch. The works would be visible from the street scene.

The Arun Design Guide (ADG) outlines that front extensions should generally be no deeper than 1.5m and should not be the full width of the building. The porch extension would have a depth of 1.9m and a width of 2.5m and would be set back approximately 4.2m from the highway. Whilst it is noted that the depth of the porch would exceed the guidance set out within the ADG, the porch would appear well integrated and subservient to the host dwelling due to its single storey nature, pitched roof form and use of materials to match the existing property. Furthermore, it is noted that a porch of a similar style, albeit a smaller footprint could be achievable under permitted development. As such, the proposed porch would not result in harm to the character or appearance of the host dwelling, street scene, or wider area.

The proposed development would not result in harm to the character of the host dwelling, street scene or wider area and therefore is in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING AMENITY

The front porch would be set in from the side boundaries of the application site by approximately 2.6m to the north boundary and 2.8m to the south boundary. Given the spacing between the front porch and neighbouring properties and the size and scale of the porch, the porch would not result in any overbearing or overshadowing effects to neighbouring properties.

The proposed porch would feature a side window on the south elevation serving a W/C. It is reasonable to condition this window to be obscurely glazed and non-openable below 1.7m above finished floor level to maintain the privacy of the neighbouring properties. As such, the proposed porch would not result in any increased overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in that it would not result in harmful overshadowing, overlooking or overbearing effects on neighbouring properties.

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 and Site Plan
- Proposed Elevation Plan
- Proposed Ground Floor Plan

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 The window on the south elevation of the porch extension shall at all times be glazed with obscured glass and non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 4 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).

- 5 **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.