

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

REF NO: FP/192/19/HH

LOCATION: Bright Side
5 Rudwicks Close
Felpham
PO22 7NG

PROPOSAL: Two storey rear/side extension involving demolition of existing garage and walkway and single storey detached garage to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to construct a two storey rear extension and front extension and a first floor side extension. There will also be a detached garage constructed to the front elevation.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

No objection.

No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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
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 considered acceptable subject to accordance with relevant development plan policies.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal is considered to comply with this policy.

DESIGN AND VISUAL AMENITY

The property is located to the end of a cul de sac and is situated at an angle and as such will be highly visible from the street scene.

The property currently has a single storey attached garage and a single storey rear extension. The proposal seeks to construct a two storey rear extension, two storey front gable extension and a first floor extension above the existing garage. The development proposed will therefore alter the appearance of the dwelling with the street scene, however the change is not necessarily harmful. This is a result of the scale of the development. Whilst large it appears well integrated and subservient to the the host dwelling and is not considered to appear as an overdevelopment on the site.

There is an existing covered area which runs along the front of the property and garage. This will be removed to allow for the front extension and a porch will also be constructed. This is modest with a depth of 1m. The two storey front extension has a depth of approximately 2.68m. This retains approximately 4.9m to the front boundary and due to the siting of the property it is not considered to appear unduly dominant upon the street scene. The surrounding properties also vary in design and styles and will not result in the dwelling appearing out of character with the area.

The materials will also alter with dark grey roof tiles proposed and render. These materials are similar to other properties in the area and is considered to improve the appearance of the dwelling.

A detached garage is also proposed. This will be sited to the south west boundary. Due to the siting, it is partially visible and does not appear unduly dominant upon the street scene.

Whilst the proposal will alter the appearance of the dwelling, due to the design and scale, it is not considered to result in adverse impacts upon the spatial character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will construct a two storey rear extension. This will run along the rear elevation for approximately 6.9m where it then reduces to single storey for a further 2.8m. The rear extension will have a depth of approximately 5.45m. There is sufficient boundary treatment to the rear consisting of trees and planting and the addition is not considered to give rise to adverse overbearing, overlooking or overshadowing upon properties to the rear.

The first floor addition will be sited to the eastern elevation of the dwelling and has a width 4m. This will join with the rear extension and will match the height of the host dwelling. The dwelling sits at an angle

and retains between 5.2m and 7.7m to the boundary to the east.

A two storey extension will also be constructed to the front and will have a gable roof set around 0.7m below that of the host dwelling. The front extension will have a depth of approximately 2.7m and a width of 4.08m. Due to the siting of the host dwelling which is at a slight angle, the front extension is considered to give rise to slight overbearing and overshadowing impact upon the front facing window to the western elevation of the neighbouring property at No.6. However, it is considered due to the separation which is retained, the impacts are not considered significant in which a refusal is justified.

To the rear elevation at first floor, there will be an additional Juliet balcony. As a result of the siting and sufficient distance retained to the rear and side, this is not considered to give rise to additional adverse overlooking. To the eastern elevation, there will be 1 additional window to first floor. Whilst this is proposed to serve a bathroom, due to its siting it could give rise to direct views into the front window at No.6 and therefore will be conditioned to remain obscured glazed.

There will be additional windows to the front elevation however these will face the street scene and as such is not considered to result in adverse overlooking.

Whilst the development is large, sufficient space is retained to the boundaries and as a result is not considered to harm neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

An additional garage is also proposed which will sit to the south western boundary. This will have a pitched roof to a maximum height of 3.45m and will have a depth of 6.4m. This is however situated next to the neighbouring garage and as such is not considered to result in adverse impacts upon amenity.

PARKING

Whilst the proposal will result in the loss of an integral garage a detached garage is proposed and with sufficient space retained to the front garden for parking it is not considered to result in parking or highway issues.

SUMMARY

The proposed development is considered to accord with 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

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
 - Block Plan - 0032 BLK Rev A
 - Location Plan - 0032 LOC
 - Roof Plan - 0032 04 Rev A
 - Garage Elevations - 0032 07
 - Proposed Elevations - 0032 06 Rev A
 - Proposed Floor Plan - 0032 03 Rev A

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 first floor window on the eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property 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.