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

**REF NO:** FP/192/23/HH

**LOCATION:** Dial House
13 Sea Drive
Felpham
PO22 7NE

**PROPOSAL:** **Proposed front and rear single storey extensions, cladding of first floor walls and replacement doors and windows throughout with creation of new glazed entrance canopy. Variation of proposed garage window to garage door and revisions to extent of cladding under application FP/108/23/HH.**

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks a single storey front extension, a single storey rear extension, a front balcony extension, the installation of light grey cladding and the replacement of all fenestrations.

## RELEVANT SITE HISTORY

| | | |
|---|---|---|
| FP/108/23/HH | Proposed front and rear single storey extensions, cladding of first floor walls and replacement doors and windows throughout. | ApproveConditionally 13-09-23 |

## REPRESENTATIONS

Felpham Parish Council - no objection.

No representations received from local residents.

## CONSULTATION RESPONSES RECEIVED:

None.

## 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 2019-31 Policy ESD1 Quality of Design

REPORT_1011(ODB)

PLANNING POLICY GUIDANCE:

| | |
|---|---|
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

SUPPLEMENTARY POLICY GUIDANCE:

| | |
|---|---|
| SPD13 | Arun District Design Guide (SPD) January 2021 |

CONCLUSIONS

SITE HISTORY

The site benefits from extant planning permission for a similar development. The main difference between the development that is the subject of this application and the previous planning permission received under FP/108/23/HH is the amount of cladding on the side (east and west) elevations and the installation of a single door in the west side elevation. All other aspects of the proposal are the same as what has previously been approved.

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance set out in Part M of the Arun Design Guide.

Felpham has a 'made' Neighbourhood Development Plan (NDP), of which policy ESD1 is relevant.

DESIGN & VISUAL AMENITY

The site is a detached, two-storey property set back from Sea Drive by a large front garden and off-road parking. The principal elevation is staggered and features an integrated garage and first floor balcony.

The extensions to the front of the dwelling, the replacement windows and the addition of cladding will collectively alter the appearance of the dwelling and be highly visible in the street scene given the open front boundary.

The development is modest in size and is not an overdevelopment of the site. A similar extension has been completed next door and the surrounding area features large, detached properties of a similar scale to what is proposed in this application.

The single-storey front extension will fully align the principal elevation of the property at ground floor and retain the integrated garage. At first floor, the front balcony is to be extended across the full width of the property making use of the newly created flat roof of the front extension. The balcony is to reflect the existing balcony in terms of depth and the design of the side walls which integrate the balcony well with the host dwelling.

The main visual change comes from the change in external materials and the replacement of fenestration throughout the property. The existing fenestration opening widths are to be retained but various new window and door designs introduced. The frame colour is to change from dark brown to mid-grey frames. The property is to be clad in light grey Hardiplank cladding. The cladding will be installed on the side elevations at ground and first floor and on the front and rear elevations at just first floor. These changes will significantly alter the character of the property however, it is a high-quality design and will not result in the property being out of place in the varied character of the street scene.

A single storey rear extension 1.4m deep x 6m wide is proposed. Being to the rear the extension will have no visual impact on the street scene and given its scale does not overpower the existing property. Additionally, the pitched roof of the extension utilises roof tiles which match the main roof.

Part M of Arun Design Guide states extensions should maintain established building lines and respond to the and complement the existing character and appearance of the building and wider locality in terms of scale, massing, materials, openings and roof form. The development is in accordance with this guidance.

The development is in accordance with D DM1 and D DM4 of the Arun Local Plan, Part M of Arun Design Guide and ESD1 of Felpham NDP.

RESIDENTIAL AMENITY

Part M of the Arun Design Guide states householder extensions should 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.

Neither of the front or rear extensions conflict with the 45-degree rule outlined in Arun Design Guide and are therefore considered acceptable in terms or overbearing and overshadowing affects.

The extension of the front balcony will increase it 4m in width so that it spans the full width of the property, meeting the eastern side elevation. The balcony screening to the east is to be the same as what is existing on the west. Views are directed across the street scene and not of neighbouring habitable rooms and are not adversely harmful.

The addition of 2no. doors in the side (west) elevation and the alteration of the fenestrations in the rear (north) elevation are all changes at ground floor and will not give rise to any harmful overlooking effects.

The development will not give rise to any adverse overshadowing, overbearing or overlooking effects that would affect residential amenity, it is in accordance with D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is in accordance 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.

## 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 and Block Plan SL-27 A
- Proposed First Floor and Roof Plans SL-31
- Proposed Ground Floor Plan SL-30 B
- Proposed Elevations SL-32 D

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 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 National Planning Policy Framework.