

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

REF NO: FP/193/17/HH

LOCATION: 5 Roundle Avenue
Felpham

PROPOSAL: Proposed extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.

The proposed extensions involve a number of changes as follows:

A side extension measuring approximately 2.2m wide, 7.4m long and 2.5m high at eaves level merging into the main roof alterations.

A rear first floor addition that creates a gable end roof to the rear elevation. This extension measures approximately 11m wide, 4 m high (max) and 2.5m deep.

There is a re design of the roof to increase the height and shape of the roof. The ridge will be increased by approximately 0.9m to 6.5m (max). The proposed roof comprises a hipped front roof slope with a large gabled dormer window extension measuring approximately 6m wide, 2.8m high and 4m deep.

The side roof slopes are hipped and include a large hipped roof dormer window extension in each roof slope, each measuring approximately 7.8m wide and 2.6m high.

No details of materials have been provided with the application.

SITE AREA

N/a

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The frontage is relatively open with mature planting and area of grass together with a vehicle access. The rear has block wall approximately 1- 1.2m high on northern boundary and mature planting approximately 2m high with some areas higher.

SITE CHARACTERISTICS

Detached single storey property constructed of render beneath a tile roof. The property is set on a reasonable sized plot.

CHARACTER OF LOCALITY

Residential comprising properties of varying style and design. The two neighbouring properties are two storey. There is an access drive on the northern boundary of the site leading to a property situated in a backland location.

RELEVANT SITE HISTORY

There is no relevant planning history

REPRESENTATIONS

Representations received:

Felpham Parish Council

Felpham Parish Council have no objections to the proposed development.

6 letters of objection have been received the objections are summarised as follows:

- 1.Uncertain of internal sill height from side dormer window
- 2.The proposed dormer windows on the north elevation will be unneighbourly and lead to loss of privacy including within the garden of the neighbouring properties and neighbouring sun room.
- 3.The proposed extensions to the whole property itself are extensive and are not in keeping with the surrounding properties, the proposal will therefore be harmful to the character of the area.
- 4.Current property is attractive and extensions are harmful to this character.
- 5.Loss of skyline view
- 6.Footprint would infill current gap to neighbouring property to the south
- 7.Insufficient information on height of the dormers. If there is overlooking a condition should be imposed requiring obscure glazing
- 8.Loss of light
- 9.Floor plans wrongly labelled
- 10.Bathroom directly off the kitchen is unhygienic
- 11.Proposed roof alterations are out of proportion with the original property

Comments on Representations received:

The comments are noted and primarily addressed in the conclusion below. However, the loss of view would not be a material planning consideration nor would the reference to the position of the ground floor bathroom. The proposed plans provide adequate detail to assess the height and impact of the side dormers in relation to the neighbouring properties. Finally, the floor plans were labelled incorrectly and although this did not affect the assessment of the

proposed development the applicant's agent has submitted an amended plan to show the correct label for first floor plan.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built up area.

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) GEN2
GEN7
DEV19

[Publication Version of the Local Plan \(October 2014\):](#)

Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
D SP1 Design
SD SP2 Built-Up Area Boundary
Design of new development

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#)

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it would not be subservient to the existing building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background namely that no harm would be caused to the character of the area or neighbouring residential amenities.

CONCLUSIONS

The application site is situated within an established residential area where the principle of development is acceptable subject to compliance with relevant development plan policy.

The proposed side extension would infill the existing gap at the side of the property from the front

elevation of the house to the existing side addition. The proposed extension would be sited approximately 1.98m from the boundary with No.3 and 8.7m from front boundary. The proposed first floor rear extension does not extend the property to the rear and over hangs a small set in section of the ground floor. The proposed extensions retain a large part of the garden area and would be approximately 10m from the rear boundary.

The proposed roof alterations significantly alter the shape of the building. However, change is not necessarily harmful. There is a an increase in ridge height of the property and together with 3 large dormer additions the bulk of the building is increased. It is noted that the proposed development involves a mix of hipped roof and gable roof, although the gable is to the rear and not readily visible from the street, it is noted that the side and front would be seen from the road. Therefore, the extensions and alterations as a whole alter the design, scale and bulk of the original property. However, the two immediately adjoining properties are two storey and therefore an increase in height and bulk is not considered inappropriate in its streetscene context. Furthermore, national guidance in the NPPF states "planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness." As such whilst the style of the resultant property is different and is not subordinate to the original house and the proposed dormer extensions do accentuate the bulk it is not considered, on balance, that its scale, bulk and detail is out of character or harmful with the wider area which has a mix of styles and sizes.

There is no indication of materials proposed which should therefore be subject to a suitable planning condition

Therefore, whilst there are significant changes to the existing property the proposed extensions and alterations are not considered to be harmful to the character and appearance of the host property or the wider area.

There is a ground floor window in the proposed side extension facing No.3 but this is at ground floor level and given the boundary treatment is not considered to be harmful to the privacy of the adjoining occupiers. At first floor level there is a window facing No.3 but this is to a bathroom and therefore can be subject to a suitable condition to be obscure glazed and fixed shut except for the proposed fanlight which is openable. Although the application property is set back behind No. 3 it is not considered that the increase in height of the roof with the roof slope sloping away from the boundary will be unduly dominant or lead to a loss of outlook to the occupiers of No.3.

The proposed north elevation has a dormer extension with two windows, one for an en suite and one for a bedroom, facing the properties to the to the north. However, between the application site and these properties there is an access road and there are no windows in first floor side elevation of the nearest property No.11. The en suite would be obscure glazed but the bedroom would provide views into the neighbouring garden and possibly to the conservatory at ground floor of No.11 and first floor window in the rear elevation. However, the views would be angled and the conservatory glass is rippled and not clear. However, it is considered appropriate to impose a condition for the bedroom window to be obscure glazed and fixed shut with only the proposed fanlight to be openable. The applicant's agent has confirmed his agreement to such a condition. Given the distance to the proposed development it is not considered that the application will be unduly dominant on the occupiers of adjoining properties.

There is the introduction of a first floor window at the rear will lead to some overlooking of neighbouring gardens but this is not considered different to the existing relationship from first floor windows in the area, as such is not considered harmful. Furthermore, given the separation distance to the nearest property at the rear approximately 35m from property to property the proposed scheme is not considered harmful to the amenity of this property.

Therefore, it is considered that the proposed development will not lead to an unacceptable impact upon the amenity of adjoining occupiers.

There are no parking implications arising from the proposed development.

In summary, on balance the proposed development is not considered to be visually obtrusive or prominent to merit refusal of planning permission and also it would not have an adverse impact on the visual or residential amenity. The proposed development complies with adopted planning policy in the Arun Local Plan 2003 and the Felpham Neighbourhood Plan. As such the proposed development is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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

report

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 01 existing plans and elevations, 02 proposed plans and elevations (received 9 Nov.2017) & 03 location plan and block plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The windows in the dormer roof extensions on the north and south elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening except for the high level fan lights which can be openable as shown on the approved plans.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 No windows (other than those shown on the plans hereby approved) shall be constructed in the south and north elevation of the extension hereby permitted which adjoins the side boundary with No.3 and No.11 Roundle Avenue without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 6 **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.