

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

REF NO: FP/193/19/HH

LOCATION: 11 Homefield Avenue
Felpham
PO22 6AN

PROPOSAL: Single storey rear extension, erection of a detached double garage involving demolition of existing garage and porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension and a detached single storey garage.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

No objection.

No representation received from nearby occupiers.

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

PRINICPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

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 development is located to the rear of the property and is unlikely to be visible from the street scene. The existing garage is partially visible from the side of the property and will be removed with the construction of a replacement garage to the rear garden.

The rear extension will be single storey and will have a flat roof with a height of 2.8m and as such is considered subservient to the host dwelling. The materials will also match the existing which helps to ensure it appears well integrated and sympathetic in appearance to the host dwelling. The double garage will sit to the rear boundary of the property.

To the front elevation the existing porch will be removed with the front door being replaced with a window. The door will move to the southern elevation to create a new access which is a similar arrangement to that of the neighbouring property.

The proposal is not deemed to adversely impact upon the spatial pattern or character of the area as there are few viewpoints of the application from the street scene and as such it accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear extension will have a depth of 5m and a height of 2.8m. 1.1m will be retained to the northern boundary and 2.7m to the south. This is considered sufficient to ensure that the development does not appear overbearing. The development extends only slightly beyond the rear elevation of the neighbouring property to the north and with a garage at the neighbouring boundary, it does not appear unduly dominant upon neighbouring amenity.

The front door will be moved to create a new entrance to the southern elevation and there will be additional doors to the rear of the extension. With the development at single storey and sufficient separation distance, the proposal is not deemed to result in adverse overlooking.

A detached garage will also be constructed and will retain 1m to either side boundary and 0.4m to the rear boundary. Whilst it is close to the boundary at the rear, the height is modest at 2.5m and is likely to fall under permitted development. It extends the full width of the garden with a depth of 5.5m. 18.9m is retained to the rear elevation of the dwelling and is not considered to be an overdevelopment of the site. There will be a double garage door and single access door to the front elevation. As a result of its siting and size, the development is not considered to result in adverse impacts upon neighbouring amenity.

The proposed extension and detached garage are not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

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
 - Proposed Garage - DH-P-02
 - Plans - DH-P-01

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.