

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

REF NO: FP/195/20/HH

LOCATION: 3 Brigham Place
Felpham
PO22 7NW

PROPOSAL: Single storey front & side extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Parish Council - No Objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

2km Buffer for Site of Special Scientific Interest
Within the 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

[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 acceptable subject to accordance with relevant development plan policies. Additionally, Policy ESD1 of the Felpham Neighbourhood Development Plan. The site is occupied by a detached property with front and back gardens in a mixed design area.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

SITE HISTORY

No relevant site history.

DESIGN AND VISUAL AMENITY

The property is a linked detached property with the proposed development to the side and front it is visible from the street scene.

The side extension will sit at the same the ridge height of the existing garage and therefore is considered to be subservient to the main dwellinghouse. The development will alter the appearance of the dwelling however, the extension is to be constructed to appear sympathetic in design and appearance to that of the host dwelling and surrounding properties. The materials used will match that of the existing dwelling which helps to ensure the additions are well integrated.

With other properties along Brigham Place having similar extensions to garages it is considered that the area displays a similar character to that proposed by this application. There will be sky lights that are visible from the public realm which will affect the views from the road. However the addition of the sky lights increases the height by 0.25m these will not be the only ones in the locality and do not have an adverse impact on the street scene to the detriment of the application.

The additions are modest in size and not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension will have a depth of 10m and a width of 4.5m with a height of 4.5m to match the existing garage. Given its single storey nature the proposed side extension is not deemed to result in adverse overbearing, overshadowing or overlooking impacts upon this elevation. Whilst the extension has no separation distance from the boundary it is not considered to appear unduly dominant upon neighbouring occupiers due to the height of the proposal being 2.9m.

Again due to its single storey height the proposal would not have a detrimental effect on the residential amenities of any neighbouring property by the way of overlooking, overbearing effect or loss of privacy.

As such the proposal is considered to 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.

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 Block Plans, Proposed Floor Plan and Elevations Sheet 1A of 2
 - Existing Floor Plan, Elevations, Existing and Proposed Roof Plans Sheet 2 of 2

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.