

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

REF NO: FP/195/21/HH

LOCATION: 28 Lionel Avenue
Felpham
PO22 8LG

PROPOSAL: Removal of existing porch, conservatory and detached garage. Erection of two storey side extension, single storey front extension and single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to remove a detached garage, conservatory and porch and construct a two storey extension and front and rear single storey extension.

REPRESENTATIONS

Felpham provided no objection although raised concerns about 5mm discrepancies in the plan.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two storey property with detached garage located near a junction and is highly visible in the area.

The proposal seeks to demolish the garage to the east and form a two storey side extension. This will run along the full side elevation, with a width of 3.65m and will have a gable front. A porch will be removed and a front extension constructed. This has a depth of 1.6m with a lean to roof., although does not extend beyond the two storey element.

This proposal forward of the existing dwelling by 1.3m however the development does not extend beyond the established development line and does not appear unduly dominant upon the street scene.

The surrounding properties are mixed in appearance and the proposal will not result in the dwelling appearing out of character with the area. Materials will match existing which helps to ensure the development appears well integrated.

There will be a single storey rear extension although this element is not visible from the street scene.

Section M of the Design Guide states ' Front extensions should not project forward beyond the predominant building line.' 'Avoids large, flat-topped porches; incorporating pitched roofs in most cases'. The proposal complies with these statements, consisting of a lean to roof, in line with surrounding development. 'Extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres'. Extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. The two storey addition complies with this maintaining a minimum of 1m to the side boundaries.

Whilst the proposal will alter the appearance of the dwelling, this is not considered harmful in the street scene and accords with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the NP.

RESIDENTIAL AMENITY

The two storey side extension will run along the east elevation with a height of 6.5m. Due to the siting of the property and neighbouring property at No.26, the extension will run along its rear boundary. As a result this may appear slightly overbearing with some overshadowing however with a garden depth around 11m it is not considered to result in a significant impact to 26 or its neighbours.

A rear extension is proposed and will run along the full rear with a depth of 4.8m. This will have a flat roof which falls to a pitch. This has a maximum height of 3.35m and reduces to 2.7m.

This extends beyond the existing rear elevation however it does not extend beyond the rear of the property to the west at No.30. There is a window to the neighbouring elevation however the extension does not extend across and as such the extension is not considered to result in adverse harm upon amenity. The extension will extend along the rear boundary of No.24 to the east, although is a sufficient distance as not to give rise to adverse harm.

There will be doors to the ground floor with views over the rear garden. To the side extension there will be additional front and rear first floor window. The front facing windows will have views over the street scene. The rear window will give rise to views over the gardens of neighbouring properties which are not currently achievable. However when viewing at a 45 degree angle, it is not considered that views will be direct into neighbouring windows and as such is not significant overlooking and the view from the rear window is similar to the existing.

The development is not deemed to result in adverse harm upon neighbouring amenity by way of overbearing, overlooking or overshadowing and as such accords with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the NP.

PARKING

The proposal will result in the loss of a garage. There is however space retained to the front for parking and sufficient on street parking in such that it will not result in harm upon the highway.

SUMMARY

The proposed development accords with relevant development plans 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

- Location, Block and Proposed Ground Floor Plan - Sheet 1 of 3
- Proposed Elevations and First Floor Plan - Sheet 2 of 3
- Proposed Roof Plan - Sheet 3 of 3

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.