

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

REF NO: FP/195/25/HH

LOCATION: Norman Villa
Clyde Road
Felpham
PO22 7AH

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - Objection on the basis of concerns about height of the extension complying with building regulations and insufficient information on the plans.

No representations received from nearby occupiers.

Concerns regarding the height of the extension complying with building regulations and insufficient information on the plans have been noted. The plans scale correctly as per the scale bars, and therefore the plans are sufficient. Building Regulations are a separate matter and cannot be considered under this application.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.
Flood Zone 2.
Erosion Risk Statement - 200m mhw.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk

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**DESIGN AND VISUAL AMENITY**

The site is an end of terrace dwelling located at Norman Villa, Clyde Road. This application seeks planning permission for the construction of single storey rear extension.

The proposed development is sited within a residential area with a wide variety of terraces. The proposed design would be subservient to the host dwelling and in keeping with the established varying character of the area and mixed street scene.

The proposed development would have a depth of 3.1m and a width of 3.9m. It is noted that the proposed single storey rear extension would exceed ADG depth guidance for terraced properties of 3m by 0.1m. However, a sufficient garden depth of 11.7m would be retained and the proposed extension is not dissimilar in scale to an extension which could be constructed under permitted development. As such, the depth of the proposed extension would not result in harm to visual amenity.

The extension would have a maximum height of 3m and an eaves height of 2.6m and the roof would contain a rooflight set within the roof plane. The rooflight would be in accordance with Part M of the Arun Design Guide (ADG) as it would maintain the privacy of the neighbouring properties. The proposed single storey rear extension roof would integrate with the eastern slope of the pitched roof of the existing extension, and the proposed design of the extension would not result in harm to the character of the host dwelling or visual amenity.

The proposed single storey rear extension would be a subservient addition to the rear of the host dwelling through the design and use of materials proposed. Given the siting, size, scale, and design the proposal would not result in harm to visual amenity, character or appearance of the dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey rear extension would not extend beyond the existing rear building line or the deepest part of neighbouring dwellings and would maintain the rear garden depth of 11.7m.

On the eastern side boundary, the extension would abut the neighbouring side (east) boundary and would therefore not fully comply with the spacing guidance set out in Part M of the ADG. However, given the existing high boundary treatment, depth and height of the proposed extension, the proposed extension would not result in significant overbearing or overshadowing to the neighbouring (east) dwelling. Given the siting of the proposed extension to the east of the existing rear projection, the proposal would not result in any harm to the neighbour to the west.

The proposed fenestration on the rear (south) elevation would have an outlook of the rear amenity serving the host dwelling. This would not result in overlooking or loss of privacy to the neighbouring dwellings.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

FLOOD RISK

The site is located within the Flood Zone 2, where the management of surface water drainage is a consideration in reducing flood risk in the locality. The Drainage Engineers have been consulted on this application; however, no response has been received.

The proposed single storey rear extension would replace existing hard-surfaced impermeable area, resulting in a modest increase in footprint without increasing ground impermeability. A Flood Risk Statement and Flood Zone Map have been submitted in support of this application outlining mitigation measures that would be taken to limit any potential flooding issues to the host dwelling.

Given that the application site is located within Flood Zone 2, a condition is attached to this consent that the floor levels within the single storey rear extension would be set no lower than existing levels, and flood proof measures would be incorporated into the construction to mitigate flood risk. Furthermore, it is acknowledged that a single storey rear extension of a similar footprint could be constructed under permitted development. The development is therefore in accordance with policy Arun Local Plan policy W DM2.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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:

- 01A Location and Site Plans.
- 04 Proposed Plans.
- 05 Proposed Elevations.

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 The floor levels within the single storey rear extension hereby permitted shall be set no lower than the existing floor levels within the dwelling.

Reason: In the interests of flood risk in accordance with Arun Local Plan policy W DM2.
- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 5 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 NPPF.