

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

REF NO: FP/197/20/HH

LOCATION: 15 Blakes Road
Felpham
PO22 7EE

PROPOSAL: Two storey extension to front elevation, extension over rear terrace, single storey side and rear extension and loft conversion with rear dormer window and two front facing dormer windows. Rear facing roof terrace. Alterations to the vehicular access

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a first floor extension to the front and rear. A single storey rear extension with roof terrace above. An extension to the existing garage. A loft conversion and dormers to front and rear. Alterations to the access to the property will also take place.

REPRESENTATIONS

Felpham Parish Council provided no objection

2 objections received from 1 occupier

- The development will be detrimental due to the proximity.
- Overshadowing and overbearing due to height increases
- Overlooking from the roof terrace.
- With the houses on culver road, smaller in design the alteration will impact the visual amenity.

1 letter of support from a nearby occupier

- The proposal will enhance the property and surrounding area.

4 letters received from the applicants in response to the comments.

CONSULTATIONS**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
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 key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham have an emerging Neighbourhood Plan currently at Regulation 17 stage however this does not change the relevant policy, with ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and rear of the dwelling and will be highly visible from the street scene. The property is located to end of a dead end road and passing traffic is minimal.

The front elevation of the dwelling currently has a two storey addition with a bay window to the centre of the elevation. To the north and southern side there is a porch and small roof terrace which will be extended at first floor to meet with the existing front.

The ridge height of the dwelling will increase by around 0.5m to enable the loft conversion. As such, the works are not subservient. The height remains lower than the neighbouring property to the south and with the surrounding area mixed in style and design, it does not appear out of character.

There is a garage to the southern side and this will be extended towards the front of the property and will sit around 2m behind the principal elevation.

There will be 2 flat roof dormers to the front elevation. They are modest in size and do not appear overly dominant upon the roof slope.

The external materials will change. The property is currently red brick however the first floor will be clad in light grey with white render to the ground floor. Whilst this is not common, due to the siting of the property, these are not unacceptable given the character of the area.

Whilst the proposal alters the appearance of the dwelling, the changes are appropriate to the area and size of the site and it is not considered to result in an adverse impact on the appearance of the property in the street scene and local area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

To the rear elevation there are currently 2 rear gables with a small balcony in between. There is a small ground floor extension to the southern side with a second balcony above.

The existing rear balcony to the centre of the dwelling will be infilled to form a first floor, meeting in line

with the existing rear elevation. A single storey extension will be constructed with a depth of 5m. This will have a roof terrace above, which will step in towards the centre of the dwelling, with a staircase for access.

The balcony proposes a cedar panel screen to the north elevation which sits behind a planting wall. This will have a height of 1.7m and is considered sufficient to ensure the balcony will not give rise to unacceptable overlooking upon this elevation.

The rear elevation to No.4 Culver Road has a number of windows facing the garden of the host dwelling and the balcony would provide some overlooking, additional to that which is currently achievable. As a result the balcony screening will extend along the eastern side of the balcony for 2.2m. This will provide a minimum of 6.8m to the boundary of No.4 when looking at a 45 degree angle. As such the screening is considered to mitigate against the most significant overlooking impact and is now acceptable given the typical level of balcony use.

To the south side, there is an existing balcony which has no screening at present. Whilst the balcony will increase in depth, the existing garage runs along the boundary and the pitched roof will be extended to help screen views from the balcony at the southern side. It is not considered to give rise to significant overlooking additional to that which can already be achieved with the extension to the garage roof introducing a level of screening that is not currently present.

There is an existing garage to the southern elevation and this will extend west with a hipped roof to a height of 3.85m. There are no ground floor windows to the neighbouring property and this addition is not considered to result in overbearing or overshadowing impacts.

There will be a rear dormer. This is not considered overbearing due to its design, it is integrated between the rear gable roofs. This will have a large window however 22m is retained to the rear boundary and it is not considered to result in significant overlooking.

The fenestration to the first floor will alter however it is not considered to give rise to views additional to that which are already achievable. There will be an additional first floor window to the northern elevation which would overlook the neighbouring property. This will serve a bathroom and will be conditioned to remain obscured glazed. There will also be 2 ground floor windows to the main dwelling however with fencing and hedging in place are not deemed to result in adverse views.

The garage to the southern side will form a swim spa with doors opening to the north. This retains around 15m to the northern boundary and will have views over the garden of the host dwelling.

Due to the siting and design, the proposal is not considered to give rise to harm upon amenity additional to that which is already achievable by way of overbearing, overlooking or overshadowing and as such accords with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The property has vehicular access for parking to the front of the property, however a second is proposed. This will have a width of around 3m. The property is situated on a D class road. No comments were received from WSCC however an informative will be included to ensure that a licence is obtained.

SUMMARY

The proposed development is deemed to comply with relevant development plan 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 Plan - 1063-00
 - Access Plan - 1063-12
 - Proposed Street Scene - 1063 10
 - Proposed Front and Rear Elevation - 1063 07
 - Proposed Side Elevations - 1063 08
 - Proposed Ground and First Floor Plan - 1063 05
 - Proposed Roof and Attic Plan - 1063 06
 - Proposed Site Plan - 063 09
 - Photo to demonstrate cedar panel screening received 7.12.

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 The first floor window on the northern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District Local Plan.

- 4 The balcony screening shall be constructed to the northern and eastern side of the balcony to a height of 1.7m as shown on the approved plan C.1063 - 07 and C.1063 - 08 . It shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies D DM1 of the Arun Local Plan.

- 5 INFORMATIVE:

The Local Highways Authority (LHA) advises the applicant that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee the permission of a Vehicle Crossover (VCO) licence.

Please see the following link on details pertaining to the licence application process:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

- 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.