

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

REF NO: FP/198/21/HH

LOCATION: 19 Pennyfields  
Felpham  
PO22 6BN

PROPOSAL: Erection of two storey side extension, single storey rear extension and external alterations following the demolition of existing single storey side extensions

**SITE AND SURROUNDINGS**

|                            |                                                                                                                              |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | The application seeks to demolish side additions and construct a two storey side extension and single storey rear extension. |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------|

**REPRESENTATIONS**

Felpham Parish Council provided no objection.

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 |
|-------|-----------------------------------------------|

**CONCLUSIONS**

## PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and The Arun Design Guide.

Felpham has a made Neighbourhood Plan 2 with policy ESD1 of relevance to the application.

## DESIGN AND VISUAL AMENITY

The dwelling is a semi detached two storey property with a footpath running along the west side and rear of the dwelling. There are two single storey additions that will be removed and replaced with a two storey side extension. This will be highly visible from the street scene.

The two storey extension sits to the western side and has a width of 3.85m. It extends along the full side elevation and beyond the rear by 3.45m. A single storey extension will be constructed which infills the rear and meets with the eastern boundary, although this element is not visible.

The two storey element will have a hipped roof and does add bulk to the side of the dwelling. The ridge height is although set below that of the host dwelling which reduces its dominance. The boundary extends at an angle with between 0.7-3.9m retained to the western side and as such, the development is not deemed to appear unduly dominant upon the street scene.

Off white cladding will be constructed to the first floor elevation. There are limited examples of cladding in the area, although there is a single storey cladded extension to the neighbouring dwelling and the use of the material is not considered to result in the dwelling appearing adversely out of character with the area.

Section M of the Design Guide states "Side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building, a minimum of 2 m for the first floor." The proposal does not comply with this, being set back only 0.5m however it is around 14m behind the front boundary. It states 'Extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres'. The proposal complies with this statement.

ESD1 of the FNP states 'Proposals for new and existing development including extensions and alterations must be of high quality, and designed to be sympathetic to the local design style'. The proposal complies with this, being appropriate in scale and design.

Whilst the proposal will alter the appearance of the dwelling, the development by reason of its size and design is not deemed to result in a harmful impact upon the street scene or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

## RESIDENTIAL AMENITY

Due to its siting of the two storey extension, with No.18 situated further south than the host dwelling and with the properties to the rear/western side No.22-24 again located sufficient distance away, the addition is not considered to result in demonstrable harm through overbearing or overshadowing.

The single storey extension will have a depth of 4m and a height of 2.8m with a flat roof. This extends along the rear elevation, meeting with the two storey extension to the west and the boundary to the east. This partially interests a 45 degree angle when viewed from the closest opening to the boundary from No.20. This is however not considered to result in significant overbearing, with two other openings along the rear of No.20 and due to the modest height and depth which is only slightly larger than which could be constructed under PD.

The two storey addition will install a front and rear facing window to the first floor. The rear window will overlook the garden of the host dwelling, with views of neighbouring garden limited due to the siting. The front facing window will overlook the street scene although may have some views toward the side

elevation of No.18, although the views are not considered significant with around 9.75m separation to the side elevation of the dwelling. There will be one window to first floor side elevation which will be obscured and remaining additional ground floor windows will have views over the garden of the dwelling, similar to existing.

The development is not considered to result in adverse harm 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 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.

#### **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 Plans - 03
  - Proposed Elevations -04

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 cladding of the property shall be carried out in Off White fibre cement weatherboard. Any change in the type of cladding will require further written permission from the Local Planning Authority before being installed.

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.

- 4 The first floor window on the western 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 Local Plan.

- 5 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.