

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

REF NO: FP/19/20/HH

LOCATION: 18 Hinde Road
Felpham
PO22 7QJ

PROPOSAL: Proposed single storey rear and side extension with demolitions to rear.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side and rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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
SDSP2	SD SP2 Built-up Area Boundary

[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 has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal is situated to the side and rear of the dwelling and therefore part may be visible from the wider area. The dwelling is however situated to a slight corner and therefore views are restricted due to its position within the street scene.

The extension will form an L shape running along the rear and wrapping around to the north-west elevation. The side extension will have a flat roof with a height of 3.2m. This element will face the street scene and appears large when compared to the attached garage to the eastern side. The extension does however retain 6.85m to the principal elevation and therefore is not considered to appear unduly dominant. A further 14m is retained to the front boundary of the property.

The materials will match the existing which helps to ensure the development appears well integrated.

The surrounding properties are similar in design and appearance however due to the siting, with much of the development likely to be restricted from view, it is not considered to result in the dwelling appearing out of character with the area.

The proposal is considered to accord with D DM1 and D DM4 of the Arun Local Plan in such that it is not considered to adversely impact the appearance of the street scene or surrounding area.

RESIDENTIAL AMENITY

The proposed extensions will run along the rear of the property and extend beyond the side elevation by approximately 3.2m. There is an existing rear addition however this will be demolished.

The side extension will have a depth of around 2.85m extending along the north western elevation and a height of 3.2m. Due to the siting of the dwelling and side addition, a minimum of 2m is retained to the north western boundary and as such is not considered to result in an overbearing or overshadowing appearance.

The rear extension will have a depth of around 5.1m. This is approximately 2m further than the existing addition that is to be removed. It will have a height of 3.2m with a flat roof. The rear extension does extend slightly beyond the neighbouring property at No.20 however with 2.5m retained to the boundary, the development is not considered to appear overbearing or overshadowing.

There will be glazed doors to the rear elevation of the extension. With the development at single storey and with sufficient boundary treatment in place, views are not considered additional to that which are already achievable.

There is an additional window proposed to the side extension however again due to the siting and with sufficient boundary treatment it is not considered to give rise to adverse views.

As a result of the design and siting of the extension, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 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
- Block Plan
- Proposed Elevations - 011
- Proposed Floor Plan - 010

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 4 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.