

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

REF NO: FP/203/21/HH

LOCATION: 17 Blakes Road
Felpham
PO22 7EE

PROPOSAL: Erection of single storey side extension to create garage with balcony over.
Demolition of existing carport.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to build a single storey extension to the side of the property, to create a garage with a balcony above, following the demolition of an existing carport.

RELEVANT SITE HISTORY

FP/65/10/	Fitting new velux roof windows and adding new windows to the side elevations.	ApproveConditionally 28-05-10
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REPRESENTATIONS

Felpham Parish Council - No Objection

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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 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 considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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

DESIGN AND VISUAL AMENITY

The property is a two storey detached dwelling and has a detached car port to the south side. This will be removed and replaced with a single storey extension which will form a porch and garage to the ground floor with a balcony above. There will be an external staircase to enable balcony access.

The extension will join the south side elevation with a width of 4.3m and a length of 5.8m. This will extend in line with the bay window to the west and does not appear unduly dominant on the front elevation retaining approximately 8m to the front boundary. The staircase is to the rear of the structure and will not be visible from the wider area.

The addition largely replaces the car port by way of footprint and appears subservient to the host dwelling. The materials feature cream render and roof tiles to match the dwelling, which helps ensure it will appear sympathetic in appearance to the development on site.

The surrounding properties are mixed in style and design and the alteration will not result in the dwelling appearing out of character with the area.

The Arun 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, 1-1.5 metres for the ground floor'. The proposal does not comply with this however the minimal projection to the front does not cause harm to the street scene. 'Extensions must not close important gaps in the street scene by leading to a terracing effect, keeping extensions at least 1 metre away from the side boundary of a plot at ground'. The proposal does conflict with this retaining only around 0.5m at its widest point. However, due to the siting of the property, with no dwellings to the south but instead Felpham Sailing Club which is single storey, it does not result in a terracing effect and is acceptable.

The development is not considered to result in harm on the appearance of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan, The Arun Design Guide and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will have a height of 3.25m with a flat hipped roof. There will be a balcony above with balustrading to a height of 1.1m, extending along the west, south and eastern sides.

Due to the siting of the extension, with no neighbours directly to the rear and with Felpham Sailing Club and a storage area directly to the south, the addition will not be overbearing or overshadowing.

The balcony will have views to the west which overlooks with the street scene with tennis courts and a grassed area directly opposite. To the east is the rear garden of the host dwelling and south sits Felpham Sailing Club and The Boat House cafe with a storage area to canoe/kayaks located along the boundary. The cafe has some windows to the northern elevation however with the building at single storey and with approximately 24m separation from the balcony to the side elevation of the building, this is considered sufficient to ensure overlooking is not significant with views predominately over the storage area and car park with the beach beyond. There is a seating area serving the cafe however this is located to the opposite side of the building and is not visible from the balcony.

The addition of the balcony is therefore not considered to result in adverse overlooking.

The extension will have a garage door to the front which retains the parking space that the car port originally served. There will also be bi fold doors to the rear however this will open out onto the garden of the host dwelling.

The proposal is not deemed to result in harm upon amenity by way of overlooking, overbearing or overshadowing 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
- Location Plan
 - Proposed Elevations and Sections- 2109/03 A
 - Proposed Plans - 2109/02

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.