

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

REF NO: FP/206/20/HH

LOCATION: 33 Hinde Road
Felpham
PO22 7QJ

PROPOSAL: Single storey rear extension and partial garage conversion

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION To construct a rear flat roof extension 4.7m wide by 4.7m deep and conversion of part of garage to provide habitable space.

REPRESENTATIONS

None.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
2kn Buffer for SSSI

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 are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Felpham has a made neighbourhood plan and policy ESD1 is relevant to this application. There is also an emerging plan which has been submitted to ADC for review which does not change the approach to this application..

Key issues for consideration

- Appearance, high quality design
- Overbearing, Overshadowing and Overlooking
- Loss of parking space

Appearance

This application proposes a modern flat roof extension with bifold doors and lantern roof lights to the rear of the property. The extension will utilise materials which are of a similar nature to the dwelling and appears well integrated. The eaves sit higher than the garage roof however much lower than the two-storey host dwelling. The garage conversion is within the shell of the structure and it will not affect the quality of the appearance. From the street the works will not be visible and as such will accord with D DM1 and D DM4 of Arun's Local Plan.

Overbearing, Overshadowing and Overlooking

The extension protrudes further North into the rear garden than the attached neighbour's property to the East, but only by approximately 1m. It will be approximately 2.4m from the Eastern boundary line. To the West the extension runs wholly alongside No. 31s flank wall at approximately 1.1m to the boundary line. Additionally, the rear extension will be 2.9m in height and therefore is not perceived to overshadow or overbear the neighbouring properties to the East and West in accordance with policy DDM4 of Arun's Local Plan.

The bifold doors and window to the garage conversion will be located at ground floor level and not gain any views which are not already visible and as such accord with policy DDM4 of Arun's Local Plan.

Loss of parking space

The conversion of a portion of garage space to provide a utility area is not thought to be detrimental to the application as it has been shown by the applicant that there is still plenty of parking provision on site.

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 and Proposed Plans P01
 - Proposed Plans P02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 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.