

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

REF NO: FP/206/21/HH

LOCATION: 10 Old Manor House Gardens
Felpham
PO22 8QR

PROPOSAL: Single storey front porch/garage extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey porch/garage extension.
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REPRESENTATIONS

Felpham Parish Council provided no objection.

No representations were received from nearby occupiers.

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
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
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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 located to the front of the dwelling and will be visible from the wider area.

There is a covered area which runs along the front of the dwelling forming an open porch. The proposal seeks to enclose this and the development does not extend beyond the existing principal elevation. This has a depth of approximately 1.65m which meets with the gable front.

The development is minor in nature and largely retains the appearance of the dwelling. External materials match the host dwelling which ensures the appearance of the porch extension remains sympathetic with the dwelling. There is a window and garage door and the proposal will retain these.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with the design guide being of appropriate scale to the host dwelling.

The proposal is not considered to result in harm on the appearance of the dwelling or wider area and accords with D DM1 and D DM4 of the Arun Local Plan, the Design Guide and Policy ESD1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The porch extension will have a depth of 1.65m and a height of 2.45m. This meets with the eaves and the height of the existing covered roof.

Due to the siting to the front of the property and with it retained within the existing footprint, it is not considered to result in adverse overbearing or overshadowing upon amenity.

The existing openings will be retained with a front door, window and garage door and will front the street scene, thus not proving overlooking upon amenity.

Due to the minor nature of the development, it is not deemed to result in adverse harm upon amenity in accordance 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 Site Plan - 02/P1
 - Proposed Site and Floor Plan - 30/P2
 - Proposed Elevations - 40/P2
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.