

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

REF NO: FP/207/18/HH

LOCATION: 29 Roundle Avenue
Felpham
PO22 8LL

PROPOSAL: Single & two storey rear extension along with new front dormer roof window

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application proposes a single and two storey extension. This would also include a new dormer to the front of the dwelling and an alteration of the roof from a hip to gable end.

RELEVANT SITE HISTORY

FP/106/18/HH	Two storey rear extension & new front dormer roof window.	Refused 18-06-18
--------------	---	---------------------

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided no objection to the works proposed.

1 letter of objection from a nearby occupier.

- The first floor extension would be overbearing
- There would be a loss of outlook and a loss of light.
- Original appearance will be significantly altered.
- Unacceptable effect on the character and appearance of Roundle Avenue.
- Conflict with policy

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
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 proposed development is situated within the built up area boundary where the principle of development is considered acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with the application in accordance with ESD1 of the plan.

BACKGROUND

A previous application FP/106/18/HH was refused due to its size and impact on neighbouring properties. This application has been amended to address some of the issues by reducing part of the two storey extension to single storey at the boundary to the north east. The dormer to the front has also been reduced in size.

DESIGN AND VISUAL AMENITY

The application proposes a dormer and roof alterations to the front elevation which will be visible from the street scene.

The dormer measures around 2.5m deep and 2m in height. This is of a reduced scale from the previous application and is well integrated within the roof slope. Front dormers are present on a number of neighbouring properties within the area and therefore it is also not considered out of character.

The proposal also seeks roof alterations to remove the hipped end and form a gable end. This is not common within the street scene and would break uniformity with neighbouring properties. Whilst the alteration to the roof would alter the spatial pattern of the dwelling within the street scene and is therefore in conflict with DDM4 (e), due to the sympathetic design and siting of the front dormer it is considered to accord with DDM4 (a) and (b,) of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal extends 3m beyond the rear elevation of the property. This will be at both two storey and single storey level. The two storey will extend along the rear for about 5.7m to a height approximately 0.5m below that of the host dwelling. This will then reduce to single storey for the remainder 4.1m of the rear elevation. The single storey extension is situated alongside the north eastern boundary at 3m in height. This has been amended from the previous application and at this height it is not considered to give rise to overshadowing or overbearing impacts upon the neighbouring property at No. 31. Due to the separation distance of 3m to the south west, the two storey addition is again not considered to give rise to any harmful overshadowing or overbearing impacts upon this elevation.

A replacement rear dormer is also proposed at 2.5m height, 3.25m depth and 3m wide. Whilst this is

slightly larger than what currently exists it is not considered to appear overbearing. The windows proposed face the street scene and west into the rear garden and as there is an existing rear dormer along the width of the roof, it is not considered that the development will cause any additional impact in terms of overlooking or loss of privacy than what can already be achieved and as such the development accords with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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 Block Plan - 259/01 Rev A
 - Proposed Elevations - 259/05 Rev 5
 - Proposed Plans - 259/04 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy DDM1 of the Arun Local Plan.

- 3 The bathroom window on the rear elevation of the building shall at all times be glazed with obscured glass permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 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.