

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

REF NO: FP/209/21/HH

LOCATION: 5 Drake Park
Felpham
PO22 7QG

PROPOSAL: Erection of single storey rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to the rear of the property.

RELEVANT SITE HISTORY

FP/168/11/NMA	Application for a non-material amendment following a grant of planning permission FP/67/11 - Change in fenestration layout/design including the addition of two rooflights serving the vaulted roof design	Approve 14-09-11
FP/67/11/	Rear and side single storey extension.	ApproveConditionally 26-05-11

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
-------	---

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 which seeks for development to be appropriate to its location.

DESIGN AND VISUAL AMENITY

The extension is located to the rear of the site and is not visible from the street scene.

There is an existing pitched roof rear extension and the proposal would extend from the rear of this with a depth of 4.5m.

The roof would be pitched, in keeping in design with the existing addition although set around 0.3m below the ridge. It is considered that the siting, scale and design of the proposed extension is such it would be in a subservient and well integrated addition.

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.

With no viewpoints from the wider area, it is not considered to result in adverse harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, the Design Guide and ESD1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 4.5m. As this extends from the rear of an existing addition, it will extend a total of 6.8m from the original rear elevation of the dwelling. This has a height of 4.6m with eaves to 2.5m which meet with the host dwelling.

1.7m is retained to the southern boundary and with a further 4.75m retained to the side elevation of the neighbouring garage which is located closest to the boundary, it is considered there is sufficient space retained to the neighbouring property at this elevation to ensure there are no adverse overbearing or overshadowing. With around 7m retained to the rear and northern boundary this is not considered to result in adverse impacts upon amenity.

The extension will be glazed to all elevations although due to its siting and with it single storey in nature is not considered to result in adverse overlooking.

The proposed development is not considered to result in adverse harm upon amenity 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 and Block Plan
 - Proposed Elevations - A
 - Proposed Ground Floor Plan - A

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.