

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

REF NO: FP/20/26/HH

LOCATION: 23 Kingsmead
Felpham
PO22 7BD

PROPOSAL: Proposed single storey rear extension to existing dwelling, adjoining existing rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/139/04/	A master bedroom with en-suite loft conversion with full width tile hung rear dormer & new gable end to side (To replace hip roof) and velux window to front	ApproveConditionally 23-07-04
FP/105/02/	Single storey extension	ApproveConditionally 01-08-02

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS - Objection on the grounds of

1. Runoff destination.
3. Extreme rainfall and flooding.

Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development, therefore we are unable to assess whether the proposed development would increase flood risk for runoff destination.

The submitted Flood Risk Assessment (FRA) has not provided robust or accurate hydraulic modelling to

demonstrate the site's flood risk. It is not supported by product 4 data for the site which can be requested from the Environment Agency. It is important that this information is submitted as it will demonstrate accurately the flood risk on the site and its source. SuDS features should not be located in fluvial flood zones. There is also a small pocket of low surface water flood risk at the very end of the rear garden. It is not expected that the proposed SuDS will be located in this area, however if the two areas do interact, this will need to be considered in any design. At present insufficient detail has been included on the drainage plans submitted for engineering assessment for extreme rainfall and flooding and so we cannot assess if flood risk will be increased by the surface water drainage of the proposed development.

POLICY CONTEXT

DESIGN AND VISUAL AMENITY

The site is a semi-detached dwelling located at 23 Kingsmead. This application seeks planning permission for the construction of a single storey rear extension, adjoining an existing rear extension.

The proposed development is sited within a residential area characterised with a wide variety of semi-detached and detached houses of varying bulk; of which many have constructed rear and side extensions.

The proposed single storey rear extension would have a width of 1.8m and a depth of 2.4m, with a flat roof with maximum height of 2.7m. The proposal would be finished in white acrylic render and the roof would be finished in black mineral felt to match the existing. Fenestration would be a single glazed door to the rear (south) elevation and would be finished in white UPVC to match the existing. The proposed depth of the extension would be in accordance with the guidance depth outlined within the Arun Design Guide (ADG) and the extension would not extend beyond the deepest part of the existing rear elevation of the host dwelling. As such, the proposed extension would not result in harm to visual amenity.

The use of the proposed materials ensures the single storey rear extension integrates appropriately with the host dwelling, delivering a high-quality design, which is sympathetic to the local design style and responds to the specific character of the site and its surrounding. As such, the development preserves the character and appearance of the area in accordance with policy ESD1 of the Felpham Neighbourhood Plan (FNP).

Overall, the proposed development would be in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG, and FNP policy ESD1.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey rear extension would be set back from the rear (southern) boundary by 53.5m and set in from the side (eastern) boundary by 0.85m.

It is noted that the single storey rear extension would not comply with the minimum guidance of 1m as outlined in the Part M of the ADG. However, at its deepest point, the separation distance increases to 1.6m, which is comparable to the separation distance and rear projection of the rear extension between numbers 29, 27 and 21 Kingsmead. Existing high boundary treatments would be retained, and it is noted that the neighbour to the east has an existing single storey rear conservatory. The proposed extension would not extend beyond the existing rear elevation of the neighbour and given the existing site circumstances, boundary treatment and the relationship between the application site and the neighbour to the east, the proposal would not result in any overbearing or overshadowing impacts to neighbouring properties.

Proposed fenestration on the rear (southern) elevation would have an outlook of the garden amenity serving the host dwelling. Due to the separation distances maintained from the neighbouring properties

the proposal would not result in any overlooking or loss of privacy to neighbouring properties.

Overall, the proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

FLOOD RISK

The site is located within the Flood Zone 3, where the management of surface water drainage is a consideration in reducing flood risk in the locality so the proposed development needs assessment under Arun Local Plan policy W DM2 and the National Planning Policy Framework (NPPF).

Paragraph 181 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The Drainage Engineers have been consulted on this application and have objected on the grounds of runoff destination and extreme rainfall and flooding. Their objection is noted and that the proposal is not compliant with national standards (Standard 1 of the NSfS).

Notwithstanding this objection, it is acknowledged that a single storey rear extension of a similar footprint could be constructed under permitted development and would extend over an existing patio area. Given that the application site is located within Flood Zone 3, a condition is attached to this consent that the floor levels within the single storey rear extension would be set no lower than existing levels, and flood proof measures would be incorporated into the construction to mitigate flood risk.

The proposed single storey rear extension would replace existing hard-surfaced impermeable areas, resulting in a modest increase in footprint without increasing ground impermeability. The submitted Flood Risk Assessment confirms that surface water drainage will be managed by existing on-site soakaways and is not expected to significantly increase flood risk to the rear garden, the wider site, or surrounding properties. On balance, the proposed development is therefore in accordance with policy Arun Local Plan policy W DM2 and the NPPF.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk

[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

Within an area with potentially high ground water.
Flood Zone 3.

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

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.

CIL DETAILS

This application is not CIL liable.

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 Site Plan E001.
- Proposed Ground Floor and Roof Plans P001
- Proposed Elevations P002.
- Proposed Materials P003.
- Proposed Biodiversity Layout Plan P004.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The floor levels within the extension hereby permitted shall be set no lower than the existing floor levels within the dwelling.

Reason: In the interests of flood risk in accordance with Arun Local Plan policy W DM2.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.