

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

REF NO: FP/212/18/HH

LOCATION: 40 Minton Road
Felpham
PO22 7JN

PROPOSAL: Demolition of existing garage with front, rear and side extensions at ground floor, loft conversion and landscaping to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to demolish the existing garage and construct two gable extensions to the front of the property and a side and rear extension will also be constructed. The loft will be converted to create a bedroom and 3 dormers will be installed to the front elevation.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided no objection to the application.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary.

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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 proposed development is situated within the built up area boundary where the principle of development is 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 policy ESD1 of relevance to the determination of the application. The proposal complies with the policy.

DESIGN AND VISUAL AMENITY

The proposal alters the appearance of the dwelling within the street scene as it seeks extensions to the front, side and rear of the dwelling.

The proposal is not considered subservient to the host dwelling due to its significant change and is therefore in conflict with DDM4 (b). However, whilst the application proposes a significant change to the building, it is considered well integrated with materials to match that of the existing. The surrounding area consists of properties with a varied style and design and it is not considered the change will appear out of keeping with the area. The extension to the front does not extend beyond the established development line of neighbouring properties and retains 4.5m to the front boundary and as such is also not considered overly dominant in appearance upon the street scene.

Due to the siting and design of the proposal, it is not considered to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will construct a front, side and rear extension and a loft conversion with the overall height of the dwelling reducing from 6.5m to 6m and eaves reducing from 3m to 2.6m.

The existing garage to the east will be removed and a side extension will run the depth of the dwelling however the width will be reduced which will allow for 1m separation to the eastern boundary. The extension to the front will be constructed with a gable roof to match that which already exists to the western elevation with a depth of around 2m. The front projections will have a total height of 4m with eaves to 2.4m. Due to the siting the front extension is not considered to appear overbearing or give rise to any overshadowing upon the eastern elevation. The proposal to the front also does not extend beyond the principal elevation of neighbouring properties.

The extension to the rear is modest with a maximum depth of 2m. The roof will be pitched and this therefore adds bulk to the rear of the dwelling. However due to its siting in that it only extends around 2m beyond neighbouring properties and has 2.3m separation to the east and western boundary it is not considered to give rise to any significant overbearing or overshadowing impacts upon the neighbouring amenity.

3 dormers will be installed to the front elevation however they are modest in size with a depth of 1.8m, height of 1.3m and a length of 2.3m. Due to their location to the front, views will be over the street scene and are again this is not considered to give rise to any adverse overlooking. The proposed first floor would install a juliet balcony to the rear however whilst there may be some additional overlooking upon neighbouring properties, it is not considered significant in which a refusal would be justified with a sufficient distance also retained to the rear at 14.8m. Glazed doors will be installed to the rear ground floor extension however with boundary fencing in place, views are not considered to increase significantly from that which are already possible. There will be 1 window installed to the western elevation and 2 windows to the eastern however there are windows already in existence to the side

elevations and therefore views are not considered to increase from that which can already be achieved. There are also a number of velux windows proposed to the rear extension however due to their siting and height above floor level, it is not considered that they will give rise to adverse overlooking.

Due to the design and siting of the proposal it is not considered to give rise to any adverse overlooking, overbearing or overshadowing upon neighbouring amenity and is in accordance with DDM1 and DDM4 (c) of the Arun Local Plan.

PARKING

Whilst the removal of the garage will lead to a loss in parking, two new hardstanding's will be created to the front garden which will provide parking for at least 2 cars and it is therefore not considered to give rise to any issues relating to parking or highway safety.

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 -
- Block Plan as Proposed - 09
 - Side Elevation as Proposed - 15
 - Rear Elevation as Proposed - 14
 - Side Elevation as Proposed - 13
 - Front Elevation as Proposed - 12
 - Loft Floor Plan as Proposed - 11
 - Ground Floor Plan as Proposed - 10

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 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.