

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

REF NO: FP/214/21/HH

LOCATION: 23 First Avenue
Felpham
PO22 7LG

PROPOSAL: Single storey link extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to build a single storey link extension, connecting the existing house and garage.

RELEVANT SITE HISTORY

FP/68/21/HH	Dormer window to side (south) elevation	ApproveConditionally 11-05-21
FP/28/07/	New dormer to replace existing velux roof lights.	ApproveConditionally 06-03-07
FP/28/93	Extension to existing bungalow	ApproveConditionally 16-04-93
FP/150/89	Extension to existing bungalow	ApproveConditionally 21-08-89
FP/235/87	Change of roof line to double garage approved under FP/164/87	ApproveConditionally 14-10-87
FP/164/87	Double garage/summer room	ApproveConditionally 14-08-87

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary

TPO

2km Buffer for Site of Special Scientific Interest

CIL Charging Zone 4

DEVELOPMENT PLAN POLICIES

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

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
SDSP2	SD SP2 Built-up Area Boundary

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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 development is in the built up area boundary where the principle of development is acceptable subject to accordance with relevant plan policies. As stated in SD SP2, the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

The proposal also complies with Policy ESD1 of the Felpham Neighbourhood Development Plan.

SITE HISTORY

Relevant site history has been noted.

DESIGN AND VISUAL AMENITY

The extension will be located to the rear elevation of the property, and will connect itself to the front elevation of the existing garage. It is not clearly visible from the street scene or wider area.

The proposal will have a depth of 3m and a width of 2.4m. It will have a flat roof which, although does not

match the existing pitch roofs of the main dwelling and garage, is not considered to significantly impose on the visual appearance of the property, given its size and location. Being at the rear of the property the extension is not easily visible from the street scene. There is potential for restricted views of the proposal at certain positions from the street scene but these are very limited as the extension is set back significantly from the boundary, imposing no risk of intrusion to the character of the area.

The extension appears to be subservient to the dwelling and is very well integrated with the main building and garage. Due to this subservience and integration with the host dwelling, the scheme is considered to be in accordance with Policy ESD1 of the Felpham Neighbourhood Plan. It does not extend past the existing front elevation and is not at risk of having an adverse impact upon the character of the area.

The materials proposed will match that of the host dwelling, helping to ensure the extension appears integrated with the property.

As it is not visible from the street scene or wider area, the proposal is not considered to result in adverse impact upon the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will connect the rear elevation of the host dwelling to the front elevation of the properties garage. It will have a flat roof at a height of 2.8m. Although located to the rear of the dwelling, it is not considered to result in adverse overbearing or overshadowing as it is a single storey extension and retains a distance of 2.8m to the northern side boundary and 6.5m to the southern side boundary. This complies with D DM4 of the Arun Local Plan as the proposal does not come to within a minimum of 1m of the side boundaries.

The proposal consists of one access door to the northern elevation of the extension, and a single window to the south elevation. These features are not considered to pose any risk of adverse overshadowing, overlooking or overbearing on neighbouring properties, due to their height and location. The window on the south elevation poses no risk especially, considering its distance from the side boundary, as it is set further back from the neighbouring property and has no direct view that would overlook the neighbour. This is in accordance with D DM4 and D DM1 of the Arun Local Plan as the proposal is not deemed to result in any harm upon neighbouring amenity.

PARKING

The loss of the garage for parking due to the link would not cause harm to highway safety as parking can be accommodated on site.

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

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.

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 insofar as they relate to the link extension only and not works to the garage:
 - Location Plan
 - Site and Block Plans
 - Floor Plans
 - Proposed Elevations
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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 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.