

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

REF NO: FP/219/18/HH

LOCATION: 19 Manor Close
Felpham
PO22 7PN

PROPOSAL: Single storey side extension to replace existing conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the construction of a single storey side extension to replace and existing conservatory. The proposed extension will measure approximately 3.73m in length, 3.42m in width and with a height of 3.47m.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
Felpham Parish Council:
No objection received from Felpham Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer comments:
The application is for a single storey side extension to replace an existing conservatory on a mature detached property. The property is located outside, but adjoining the Felpham Conservation Area, where development has the potential to affect the setting. The proposal is located to the rear of the property and will not be clearly visible from the public highway. As a consequence, it is considered that as the extension will have a neutral impact upon the Conservation area by virtue of its location, and can be supported.

No response from the Conservation Area Advisory Committee

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

Conservation Area

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
HERDM3	HER DM3 Conservation Areas

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY 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. As stated in SDSP2 the key policies considered are DDM1 and DDM4 and ESD1 of the Felpham Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The proposed extension is situated to the rear of the property and is proposing to replace an existing conservatory. The proposed extension will not be visible in the street scene and due to its siting and size is considered well integrated and subservient to the main dwelling. The materials used will match that of the existing dwelling and it is considered that the development will not have any unacceptable adverse impacts upon the character of the area and will accord with the DDM1 and DDM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed single storey rear extension will be a length of approximately 3.73m, 3.42m in width and with a height of 3.47m. The proposed extension will be situated approximately 11m from the south boundary and 1m from the East boundary. The proposal will not protrude any further out than the already existing conservatory. By virtue of the proposals siting, overbearing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

The Conservation Officer was consulted and it is considered that as the proposal will not be clearly visible from the public highway, that the extension will have a neutral impact upon the Conservation area by virtue of its location and therefore supported..

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.

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 261/01, Proposed plan 261/04 and Elevations 261/03.
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.