

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

REF NO: FP/220/19/HH

LOCATION: 14 Sea Drive
Felpham
PO22 7NE

PROPOSAL: Single storey extensions to front and rear elevations, all existing windows/doors/balcony to be replaced and new slate roof

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a front extension with balcony above to match existing and to construct a single storey rear extension. The external materials will change and the existing windows will be replaced.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Objection

- It is not clear that balconies have obscured glass to 1.5m in height.

No representation received from nearby occupiers.

Comments noted. The balcony is situated to the front of the property and has screening to the east and west elevation which is sufficient to restrict views.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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)
SDSP2	SD SP2 Built-up Area Boundary
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. 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 application.

DESIGN AND VISUAL AMENITY

The proposal seeks a front extension with a balcony which will be visible from the street scene. There is an existing balcony to the principal elevation however the width will increase in such that it extends the full width of the front elevation of the dwelling. The depth will remain as existing.

The development is modest in size and subservient to the host dwelling. The external materials of the dwelling will also alter. White cladding is proposed to the first floor and render to the ground. The roof tiles will also be replaced with slate. The balcony balustrade will be replaced and the windows will be replaced from brown to white. This will significantly alter the appearance of the dwelling however it is considered an improvement and with surrounding properties of a varied style and design, it is not considered to result in the dwelling appearing out of character with the surrounding area.

The development due to the siting and design accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing front extension will increase in width by 4m to meet with the eastern side elevation. There will be screening to the east to match that in existence at the western side. Due to the siting of the balcony at the front of property, the views are of the street scene. The neighbouring dwelling to the east is also set further back than the host dwelling and as such, the extended balcony is not considered to result in adverse impacts in terms of overlooking.

An existing sun room will be replaced with a rear extension. This will increase in depth to 4.5m and will run the full rear elevation with a flat roof, to a height of 2.85m. There is 1m retained to the side boundaries and the development due to its modest size and design is not considered to give rise to adverse impacts.

To the neighbouring property at the east, a car port is located to the western side and therefore the extension is not considered to result in adverse impacts in this elevation.

The development due to the modest size and siting is not considered to harm neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

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
 - Proposed Location and Block Plan - PA-319-05
 - Proposed Floor Plan - PA-319-07
 - Proposed Elevations - PA-319-09
 - Proposed Roof Plan and Section A-A - PA-319-08
 - Illustrative Elevation - PA-319-06
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.