

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

REF NO: FP/221/19/HH

LOCATION: 40 Minton Road  
Felpham  
PO22 7JN

PROPOSAL: Single storey front extension, replacement roof to increased pitch & rear extension.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to construct a single storey front extension. There will also be a rear extension and the roof will be replaced with the ridge height increasing to provide habitable accommodation in the roofspace.

**RELEVANT SITE HISTORY**

|              |                                                                                                                              |                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| FP/212/18/HH | Demolition of existing garage with front, rear and side extensions at ground floor, loft conversion and landscaping to front | ApproveConditionally<br>18-12-18 |
|--------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------|

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Felpham Parish Council  
No objection  
No representation received from nearby occupiers.

**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

### PRINICPLE

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 application. The proposal complies with this policy.

### BACKGROUND

The application had permission approved for a similar proposal in December 2018. This development alters the design to the front and increases the depth to the rear along with increasing the height of the roof.

### DESIGN AND VISUAL AMENITY

The property seeks various alterations which are highly visible from the street scene. A gable projection will be constructed to the eastern elevation which will match that already in existence to the west. The extension to the front does not extend beyond the established development line of neighbouring properties and therefore is not considered unduly dominant.

The development also seeks to increase the height of the roof by approximately 1m. As a result of the scale of the changes, the proposal is not considered subservient to the host dwelling and is in conflict with DDM4 (b) of the Arun Local Plan. However, whilst the development proposes a significant change to the building, it is considered well integrated. The host dwelling will sit slightly higher than that of the immediate neighbours however the surrounding properties are of a varied style and design and with two storey dwellings evident, the change is not considered to result in the dwelling appearing adversely out of character with the area.

The proposal is also considered sympathetic in appearance to the host dwelling with materials to match that of the existing.

Due to the design and siting of the dwelling, the development is not considered to adversely impact the spatial pattern or character of the surrounding area and accord with the D DM1 and D DM4 (a) and (d) of the Arun Local Plan.

### RESIDENTIAL AMENITY

The addition to the front elevation will have a depth of around 2.3m and is modest in size, matching that already in existence. Due to its siting and separation distance, it is not considered to give rise to adverse impacts upon amenity.

The increase to the ridge height is modest and whilst neighbouring properties are single storey in height, the change is not considered to appear significantly overbearing in which a refusal is justified.

The dwelling will also be extended to the rear to a depth of 3m. This is 1m further than that already approved. The roof will be pitched and this therefore adds bulk to the rear of the dwelling. This does extend slightly beyond the rear of the neighbouring properties however, there is sufficient separation distance retained to the boundary at 2m and 2.8m and as a result, it is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity.

There will be a number of velux to the front elevation however these will overlook the street scene. There are also a number of velux windows proposed to the side elevations of the rear pitched roof however due to their height above finished floor level, they are not considered to give rise to adverse overlooking.

There will also be a number of windows to the first floor rear gable which will provide elements of overlooking to neighbouring gardens. It is not considered to give rise to adverse overlooking, with sufficient distance also retained to the rear at 13.1m and oblique overlooking to the sides. It may be possible to construct a dormer in the existing roof space under permitted development which would have a similar impact. To the side elevation there will be an additional window to the eastern ground floor however at ground floor level with hedging at the boundary, views are not considered to increase from that which can already be achieved.

Due to the siting and design of the property, the development 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.

|                       |
|-----------------------|
| <b>RECOMMENDATION</b> |
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**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 Plan -01
  - Block and Roof Plan as Proposed - 09 A
  - Section XX as Proposed - 16 A
  - Rear Elevation as Proposed - 14 A
  - Side Elevation as Proposed - 15 A
  - Side Elevation as Proposed - 13 A
  - Loft Floor Plan as Proposed - 11 A
  - Front Elevation as Proposed - 12 A
  - Ground Floor as Proposed - 10 A

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.