

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

REF NO: FP/224/20/HH

LOCATION: 57 Minton Road
Felpham
PO22 7JX

PROPOSAL: Two storey side and rear extensions to existing dwelling & replacement of existing front loggia.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a two storey side and rear extensions and replacement of front loggia.

REPRESENTATIONS

Felpham Parish Council provided an objection
- Build is not a metre separation

8 letters of objection from 6 nearby occupiers.

- Overdevelopment of the site.
- Imposing and intrusive
- Effect light into our garden
- Open aspect of the rear remains impacted.
- Loss of light to study.
- Unneighbourly and overbearing
- Number of contractor vehicles parking should be limited.

Comments noted and addressed in the conclusion. The plans were slightly amended to address comments, although further objections received. Whilst the build is within 1m of the boundary to the west at the rear, it does appear to retain 1m separation between the boundaries at 1st floor level.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the proposal. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is to the front and side of the dwelling and will be visible from the street scene.

The property seeks to replace an existing loggia that runs along the front and side of the property, and although it will increase in width by around 1m, the appearance is largely retained.

There will also be a two storey extension. Whilst this is to the rear, it will be visible due to the siting. This features a gable roof which is similar in design to the roof of the host dwelling and appears sympathetic in appearance.

Materials will match existing which again seeks to ensure it appears well integrated.

The surrounding properties are mixed in design and style and there is a nearby example of two storey addition within the street scene at No 55.

Due to the design and siting the proposal is not considered to result in a harmful appearance upon the street scene or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There will be a two storey addition which will extend to the side with a width of 1.4m and to the rear, with a depth of around 3.1m. This retains 1.8m to the western boundary.

Whilst the addition will extend beyond the rear of the neighbouring property (55), due to the siting of the development and properties, this is not considered to intersect a 45 angle when drawn from the centre of the windows closest to the boundary at both first or ground floor level and as such is not considered to appear overbearing. There are also no windows to the eastern side of No 55.

The siting of the two storey is likely to provide some loss of morning light to the western elevation however this is not considered significant in which a refusal is justified as a result of the separation and modest depth of the extension.

The extension to the eastern side will begin at single storey, with an eaves height of 2.6m. This will then increase in height as it extends towards to the centre of the dwelling with a steep pitched roof meeting with the ridge height of the dwelling, to form a first floor. This will again have a depth of 3.1m.

This extends around 1.5m beyond the rear of No.59 and with the roof sloping away from the

neighbouring properties, whilst there will be additional bulk, it is not considered to result in an adverse overbearing impact.

There will be some loss of light to the study window to the western side of the No.59 however due to its siting between the properties, being a secondary window, it is not considered significant. An extension could be constructed under permitted development up to 4m depth and 4m height which would also provide a similar impact upon the western study window.

As the rear addition only extends slightly beyond the rear, it is not considered the proposal would give rise to a significant loss of light, specifically upon the glazed conservatory to the east side of the site. Again, it also does not impact a 45 degree angle from the nearest windows.

There will be 3 additional windows to the west with 1 at first floor level. This may have the potential to provide views over No 55 and whilst it serves a bathroom, it will be conditioned to remain obscured glazed.

There will also be rooflights to the eastern side. 2 will be located above the single storey element and as such due to their height above finished floor level are not considered to give rise to adverse overlooking.

There will be 2 first floor rear window, which replace those in the original rear elevation although are sited further north. With 14.2m retained to the rear boundary, it is not considered overlooking with be increased than compared to existing views available.

Due to the siting and design, the proposal is not considered to give rise to significant harm in which a refusal is justified and as such accords with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approvals 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
 - Site Location Plan - 323/01 A
 - Site Block Plan - 323/07
 - Proposed Floor Plan - 323/04A
 - Proposed Elevations - 323/05A
 - Existing and Proposed Roof Plan - 323/06A

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 first floor window on the western elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property 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.