

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

REF NO: FP/225/20/HH

LOCATION: 25 Kingsmead
Felpham
PO22 7BD

PROPOSAL: Loft conversion to form new second floor with rear dormer projection and alterations to roof to form gable end.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
2km Buffer for Site of Special Scientific Interest
Within the 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)
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 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 application. The proposal complies with this

policy.

DESIGN AND VISUAL AMENITY

The proposal will alter the roof from hipped to a gable. The dwelling is constructed as a pair with the property to the east and number 33 having similar works to those proposed. As such the alteration is not considered to result in the dwelling appearing significantly out of character for the area as there is already a precedent for works of this nature.

Materials consist of roof tiles which match the dwelling and weatherboarding. Cladding will be used to the side gables and rear however visibility of this is limited and the materials are acceptable.

The works are considered to be subservient and well integrated with the host dwelling.

The alters the appearance of the dwelling in the street scene. The change is not considered significant in which a refusal is justified. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will alter the roof design from hip to gable. There will be the addition of a rear dormer. There is a small dormer to the rear of around 2.25m depth. The dormer extension will have a flat roof at a height of 8.1m. The windows will provide additional overlooking to neighbouring properties but not significantly above that which could be achieved as permitted development.

The hip to gable extension increases the width of the existing roof of the dwellinghouse by 3.9m and is not considered to cause any unacceptable harm with regards to overlooking or overbearing on the neighbouring properties.

This is not considered to intersect a 45 degree angle when drawn from the neighbouring window closest to the shared boundary. The neighbouring property has provided no objection to the scheme. It is not considered to provide adverse overbearing or overshadowing impacts.

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

SUMMARY

The development is deemed to accord with relevant development plan 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:
 - Location Plan, Block Plan and Proposed Floor Plan Sheet 1 of 3
 - Proposed 2nd Floor Plan and Proposed Elevations Sheet 2 of 3
 - Existing Floor Plans and Elevations and Existing & Proposed Roof Plans Sheet 3 of 3

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.