

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

REF NO: FP/227/21/HH

LOCATION: 12 Warwick Place
Felpham
PO22 7PX

PROPOSAL: Single storey rear and side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This proposal seeks to build a wrap around single storey rear and side extension.

RELEVANT SITE HISTORY

FP/27/12/ Conversion of existing garage with bay window extension ApproveConditionally
to the front of the existing together with internal alterations. 13-04-12

REPRESENTATIONS

Felpham Parish Council - no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Development Plan.

Part M of the Arun Design Guide is also considered.

DESIGN AND VISUAL AMENITY

The extension will be located to the rear (north) and side (east) elevation of the property, and is not visible from the street scene or wider area.

The proposal will have a depth of 3m and a width of 6.75m to the side, and a depth of 2.7m and a width of 11.7m to the rear. It will have a flat roof which does not match the existing roof line or design of the dwelling but, given its location, is not considered to significantly impose on the visual appearance of the property. Being at the side and rear, the extension retains no distance to the front boundary and is not visible from the street scene.

Although consisting of a large number of windows, the proposal appears to be subservient to the main building; it is not visually intrusive and is relatively well integrated. Due to this subservience and integration with the host dwelling, the scheme is considered to be in accordance with Policy ESD1 of the Felpham Neighbourhood Plan. It also does not extend past the existing front elevation and therefore is not at risk of having an adverse impact upon the character of the area.

The materials proposed will match that of the host dwelling which will help to ensure the extension appears well integrated with the property.

Part M of the Arun Design Guide sets out criteria that householder extensions should meet. Its general criteria state that the extension should be unobtrusive and should not overpower the existing and neighbouring properties. have an integrated roof form, use materials that match the existing and maintain established building lines. The proposal is in compliance with these criteria. More specifically, for side and rear extensions, proposals should respond to the existing building design and use complementary and integrated materials, and exploit opportunities for innovative and contemporary design where appropriate. The extension meets these criteria.

As it is not visible from the street scene or wider area, the proposal is not considered to result in adverse impact upon the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will wrap around the side and rear elevation of the property and will have a green flat roof at a height of 2.8m. Although located at the side and rear of the dwelling, it is not considered to result in

adverse overbearing or overshadowing, as it is single storey and retains a distance of 9.85m to the north, 21.948m to the east, 5.28m to the south and 2.37m to the west. This complies with D DM4 of the Arun Local Plan as the proposal does not come to within a minimum of 1m of the side boundaries.

Part M of the Arun Design Guide states that rear and side extensions should avoid creating a terracing effect, incorporate natural surveillance and keep within a 45 degree line, taken from the edge of the nearest ground and first floor windows of neighbouring properties. Given the extensions height and location, in comparison to the boundary and neighbouring properties, the proposal is in compliance with these criteria.

The proposal has windows on all elevations, with bi-fold doors on the eastern end of the north elevation and the northern end of the east elevation. Despite the large number of windows, the proposal is not considered to pose any risk of adverse overshadowing, overlooking or overbearing effect on neighbouring properties. The neighbouring properties to the southern and western boundaries are at minimal risk of overlooking, due to a high fence that surrounds the perimeter and restricts views of the property. It is also not considered to have significant impact on neighbouring properties at the rear or side boundary due to its height and distance from these boundaries. This is in accordance with D DM4 of the Arun Local Plan. It also complies with D DM1 of the Arun Local Plan as the proposal is not deemed to result in any harm upon neighbouring amenity, and Part M of the Arun Design Guide.

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.

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
- Site and Block Plan
- Floor Plans
- Proposed Elevations

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity 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.