

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

REF NO: FP/229/21/HH

LOCATION: 11 Chaucer Way
Felpham
PO22 6QT

PROPOSAL: Single storey side extension and replacement front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks to build a single storey side extension and a replacement front porch.
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REPRESENTATIONS

Felpham Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTBuilt Up Area Boundary
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
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PLANNING POLICY GUIDANCE:

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 SP1, D DM1 and D DM4 of the Arun Local Plan.

The proposal also applies to Policy ESD1 of the Felpham Neighbourhood Development Plan and Part M of the Arun Design Guide. Criteria set out by these guides are considered.

DESIGN AND VISUAL AMENITY

The extension will be located to the side elevation of the existing dwelling, directly behind the rear of the garage. The replacement porch will be located to the front elevation of the building. Only the porch will be visible from the wider area.

The proposal for the side extension will have a width of 5.4m and a depth of 2.5m. The porch will have a total width and depth of 2m. The front access door is angled diagonally, varying the depth and width by 0.5m. Both proposals have flat roofs, similar to that of the existing garage. Although the main building has a pitched roof, the porch and extension integrate well with the garage and are not visually harmful. The porch itself is a similar design to the previous porch which helps to reduce the impact upon the visual appearance of the property. The side extension retains no distance from the front boundary, and therefore has minimal impact upon the character of the area as it is highly restricted from view from the street scene. The porch retains 6.9m from the front boundary and is clearly visible from the street scene. Despite this, it is not considered to have an adverse effect on visual amenity.

Both extensions appear to be subservient to the main building. Neither are visually intrusive and follow similar design aspects to the host dwelling, allowing them to be 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. The front porch extends slightly past the existing front elevation but not past that of the garage, or neighbouring properties. It does not, therefore, have a significant impact upon the building line of the main dwelling and is at minimal risk of having an adverse impact upon the character of the area.

The materials proposed will match that of the existing building allowing for best possible integration and minimal visual intrusion.

Part M of the Arun Design Guide states that for front extensions the proposal should take care not to disrupt the existing composition of the street in terms of rhythm or building line, ensures continuation of existing building design in terms of details and materials and avoid large, flat-topped porches; incorporating pitched roofs in most cases. The front porch is not considered to disrupt the composition of the street, being sympathetic and subservient to the existing building and is in keeping with the neighbouring properties along the street scene. Although the proposal has not avoided using a flat roof, the design of the roof incorporates well with the garage and does not significantly harm the visual appearance of the building. The proposal for the porch is therefore in compliance with this criteria.

In terms of side extensions, Arun Design Guide states that proposals should respond to existing building design in terms of roof pitch, and use complementary and integrated materials and elevational design. The proposed side extension meets these criteria.

Although visible from the street scene and 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. It is additionally in accordance with Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The porch will be located to the front elevation of the property, and to the side elevation of the existing

garage. It will have a flat roof at a height of 2.6m. The porch is replacing an existing porch; it is single storey and retains a distance of 6.7m from the side boundary. Due to its size and location, it is not considered to result in adverse overbearing or overshadowing to neighbouring properties. The side extension, located on the northern elevation, has a roof height of 2.9m, 0.3m above the roof height of the existing garage. This means it may be partially visible from certain locations on the street scene. However, being single storey and retaining distances of 1m to the side boundary and 12m to the rear boundary, it is not considered to result in adverse overbearing or overshadowing. The 1m distance from the side boundary additionally complies with D DM4 of the Arun Local Plan.

The porch has windows on both sides, with a front access door in the centre. These windows replace those of the previous porch and are not considered to pose any risk of adverse overshadowing, overlooking or overbearing effect on neighbouring properties. The neighbouring property to the south has a window that can potentially be seen from the porch, but considering the distance and use of the space (being primarily for access), it can be suggested that this will not have an unacceptable effect on residential amenity.

The side extension has a single window to the rear and an access door to the side. These features are not considered to result in any adverse overbearing, overshadowing or overlooking. The door is located opposite the side elevation of the neighbouring property, but any potential visibility is limited due to a fence that divides the two properties. The rear window additionally poses minimal risk due to its height (being single storey) and distance from the rear boundary. There are no properties to the rear, meaning there is no risk of overlooking by the proposal, and the properties to the side are not visible from the rear window. Therefore the extension will pose minimal risk to neighbouring properties.

Part M of the Arun Design Guide states that side extensions should avoid a terracing effect by setting side extensions back from the front of the house, keep 1m from side boundaries at ground floor and incorporate natural surveillance, respecting and ensuring the privacy of neighbours, as appropriate depending on location. As the side extension does not pass the depth of the existing garage and retains a distance of 1m from the boundary, it is not considered to create a terracing effect. It additionally observes natural surveillance and respects the privacy of neighbours, therefore complying with these criteria.

The proposal is in accordance with D DM4 of the Arun Local Plan. It additionally complies with D DM1 of the Arun Local Plan and is also in accordance with Part M of the Arun Design Guide. The proposal is not deemed to result in any harm upon neighbouring amenity.

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 **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.