

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

REF NO: FP/22/19/HH

LOCATION: 4 Sea Drive
Felpham
PO22 7NB

PROPOSAL: Conversion of the loft space with the provision of a new front facing dormer, roof lights and second floor 'Juliet' balcony to form two new bedrooms and en suite and bathroom facilities.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the roof space into habitable accommodation with the creation of a dormer and Juliet balcony to the front elevation and an additional window and velux to rear.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided no objection.

1 letter of objection received from a nearby occupier.

- The rear of my property would be sightline from the proposed rear window.
- It would result in a significant loss of privacy.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES

[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**PRINCIPLE**

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. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

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

Policy ESD1 states 'New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location'.

DESIGN AND VISUAL AMENITY

The proposal seeks to covert the roof space into habitable accommodation. This will involve the creation of a front facing dormer and Juliet balcony and additional windows to the rear elevation.

The proposal is situated to the front elevation and therefore is visible from the street scene. The dormer is considered well integrated and is of a modest size as not to appear overly dominant upon the principal elevation.

The surrounding properties are of a varied design and style and are therefore not considered to appear out of character with the area with a nearby example of a similar 2nd storey development. 'New England' style cladding is also proposed however again is not considered out of character.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal would construct a dormer to the front elevation. This is modest in size and would have a depth and height of 2m.

Whilst the addition of a dormer and Juliet balcony are relatively high at 2nd storey level, the resultant views would be of the street scene, as they are presently from the first floor windows, and are not considered to result in unacceptable overlooking upon the neighbour opposite.

To the rear there will be an additional window and 2 velux. The proposed rear window may provide some overlooking to the property at the rear of the host dwelling (No.92) however with it positioned at an angle with approximately 24.8m separation distance it is considered that this is a sufficient distance in such that any overlooking would not be significant in which a refusal would be justified. This is especially so given that there is already the potential for overlooking from the existing windows located on the first floor of the property.

The velux proposed to the rear and western elevation due to their height above finished floor level are also not considered to provide any adverse overlooking.

The proposal is therefore not considered to give rise to any adverse overlooking, overbearing or overshadowing and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposal 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.

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
 - Proposed Rear and Side Elevations - Rev B
 - Proposed Front and Side Elevations - Rev A
 - Proposed Roof Plan - A
 - Proposed Second Floor Plan - Rev A
 - Proposed First Floor Plan
 - Proposed Ground Floor Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.