

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

REF NO: FP/230/21/HH

LOCATION: Spring Cottage
90 Felpham Road
Felpham
PO22 7PD

PROPOSAL: Partial conversion of existing garage. (This application may affect the character and appearance of the Felpham Conservation Area)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to partially convert the existing garage of the host dwelling.
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RELEVANT SITE HISTORY

FP/112/07/	Continuance of use without compliance with condition 5 imposed under FP/9/06 relating to use of building	Approve 19-07-07
FP/9/06/	Single storey extension at rear of existing garage and covered link between existing garage and house. Insertion of window in north elevation of existing garage.	ApproveConditionally 02-03-06
FP/229/02/	Increase in size of existing first floor flat roofed dormer.	Refused 23-12-02
FP/8/03/	Replace existing flat roofed dormer with pitched roof first floor extension.	ApproveConditionally 14-02-03

REPRESENTATIONS

Felpham Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

Arun District Conservation Area Advisory Panel - No Objection

- The only external alterations appear to be the replacement of the garage doors with two new timber doors serving a storage area. The proposed new doors are of good design and subject to them being painted or stained an appropriate colour there will be no harm to the character or appearance of the conservation area.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Felpham Conservation Area

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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design

Felpham Neighbourhood Plan 2019-31 Policy ESD7 Felpham Conservation Area

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 Parish Council has a made Neighbourhood Development Plan of which Policies ESD1 and ESD7 are relevant to the proposal and are also considered.

Additionally, Part M of the Arun Design Guide is considered.

DESIGN AND VISUAL AMENITY

The proposal is mainly internal, with the only visible exterior works being the replacement of the garage doors. These will be visible from the street scene, as they are to the front of the property.

The proposal does not request any alterations to the height or footprint of the existing structure. The existing garage doors will be replaced with part glazed timber store room doors and will be the only visible alteration to design and visual amenity. The doors are of a sympathetic design and integrate well with the host dwelling. They will have no significant impact upon the visual appearance of the property, being in keeping with its character and with that of the street scene.

Despite being visible from the street scene, the alterations made by the proposal are minimal and sympathetic to the existing character of the area. The works proposed are in accord with D DM1 and D DM4 of the Arun Local Plan. The proposal additionally complies with Part M of the Arun Design Guide, as the works are unobtrusive and of minimal impact, and ESD1 AND ESD7 of the Felpham Parish Council Neighbourhood Plan.

RESIDENTIAL AMENITY

As the alterations proposed do not result in any change to the footprint or height of the buildings, the proposal is not considered to result in adverse overbearing or overshadowing of neighbouring properties. The lack of change to the existing structure is in accord with Part M of the Arun Design Guide and D DM4 of the Arun Local Plan, as the garage retains an acceptable distance from the neighbouring boundary.

The replacement doors to the front of the garage will feature two small windows, but these pose no impact upon neighbouring properties and do not give rise to overshadowing, overlooking or overbearing.

The works proposed are considered to pose minimal impact to residential amenity. Therefore, the proposal is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Arun Design Guide.

PARKING

The proposed works seek to convert the interior of the garage, turning the current space into a store, utility room and shower room. This work removes any potential for parking inside. However, the work retains three parking spaces to the front of the property, meaning multiple cars can still be accommodated on site. The alteration is therefore not considered to result in adverse impact upon highways.

CONSERVATION

The property is located within the Felpham Conservation Area.

Paragraph 194 of the NPPF requires the LPA to consider the significance of any heritage assets that may be affected by the proposal. In this case, the works proposed are very minimal, with the installation of new timber doors being the only external alteration. This will have very little harm on the buildings appearance and therefore is considered to have limited impact on the significance of the heritage asset. This is in accord with Chapter 16 of the NPPF.

For buildings located in a Conservation Area, Section 71(1) of the Planning Act (1990) states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. The proposal is considered to comply with these criteria as it is not considered to harm the character or appearance of the Conservation Area. The proposal is considered to accord with HERDM3 of the Arun Local Plan.

SUMMARY

The proposed 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
 - 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.