

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

REF NO: FP/232/20/HH

LOCATION: 12 The Crescent
Felpham
PO22 7HB

PROPOSAL: Removal of velux windows to bedroom and replacement with dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement of 2 single velux rooflights with a single pitched roof dormer window. measuring approximately 2.2m wide by 2.7m in height.
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REPRESENTATIONS

Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
2km buffer zone from SSSI**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
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 are D DM1 and D DM4 of the Arun 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 neighbourhood plan. Policies ESD1 relates to design of new development. The emerging policy FNPD2 is also of relevance to this application.

Key issues for consideration

-Appearance, high quality design

-Effects of Overbearing, Overlooking and Over shadowing

APPEARANCE

This application seeks the replacement of two individual rooflights on the rear elevation, each measuring approximately 0.8m by 1m with a new pitched roof dormer window measuring approximately 2.2m wide by 2.7m high, from base to ridge. It is to contain a single 3 pane casement window, which will match in scale and materials with existing windows in the property. The dormer will be clad in materials which match the host dwelling and its eaves will very closely match the existing eaves to the barn ends of the building. It is believed that in design, style and scale the dormer will fit comfortably within the roof plane and as such it accords with policies DDM1 and DDM4 of Arun's Local Plan.

OVERBEARING, OVERLOOKING and OVERSHADOWING

The dormer will not sit forward of either the Southern or Western elevations and will not encroach towards its closest neighbour at No. 14, maintaining the 1.8m gap between properties. The ridge line of the proposed dormer will sit lower than the ridge of the existing dwelling. It is therefore concluded that it will not have any overbearing effects or overshadow the neighbouring property due South at No 14 any more than the current roof structure.

It is acknowledged that the provision of a full window to the rear elevation could give the sense of perceived overlooking, however in reality the difference in cill heights between the rooflights and window is only approximately 30cm, with the window cill being the lower. The heads of both the rooflights and window are equal. Therefore, occupants of the property would only be afforded views over the rear gardens of neighbouring properties which are already present. As such there will be no effect in real terms of overlooking.

It is concluded that there will be no additional negative effects from overlooking, overbearing or overshadowing and therefore the application accords with policies DDM1 and DDM4 of the Arun Local Plan.

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
-Existing and Proposed Plans and Elevation 001

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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 DDM1 and DDM4 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.