

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

REF NO: FP/232/21/HH

LOCATION: 63 Downveiw Road
Felpham
PO22 8JA

PROPOSAL: Removal of existing conservatory & erection of single storey side & rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to remove an existing conservatory to the rear elevation and replace it with a single storey side and rear extension.

RELEVANT SITE HISTORY

FP/195/17/HH	First floor side extension over existing garage, removal of existing conservatory & erection of two storey rear extension & conservatory including single front extension, increase in rear projection of two storey rear extension & first floor bay window (resubmission following FP/36/17/HH).	ApproveConditionally 27-09-17
FP/36/17/HH	First floor side extension over existing garage, removal of existing conservatory & erection of two storey rear extension & conservatory	ApproveConditionally 07-04-17

REPRESENTATIONS

Felpham Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
TPO

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:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

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 and ESD1 of the Felpham Neighbourhood Development Plan.

Part M of the Arun Design Guide is also considered.

DESIGN AND VISUAL AMENITY

The proposal will replace an existing conservatory at the rear of the dwelling and will be located to the rear and south side elevations. There is potential for partial visibility of the extension from certain positions on the street scene, however being at the rear and side, it will not be clearly visible to the wider area.

The side extension will have a width of 3.9m and a depth of 1.5m; the rear extension will have a width of 6.1m and depth of 4.3m. Both parts of the extension will have a flat roof, contrasting to the pitched roof of the existing dwelling. However, given the size and location, it is not considered to significantly impose upon the visual appearance of the property and will have minimal impact. Being to the rear of the property, the proposal is not easily visible from the street scene, as previously mentioned. There is potential for restricted views of the side extension at certain positions from the street, but these are limited due to the hedge which sits on the southern perimeter of the property. Given this, and considering the distance the proposal retains from the front boundary, the extension imposes little intrusion on the character of the area.

The extension appears subservient to the dwelling and is well integrated. It is sympathetic to the original building and is in keeping with that of the local design style. Therefore the scheme is in accordance with Policy ESD1 of the Felpham Neighbourhood Plan.

The materials proposed will match that of the host dwelling, helping to ensure the extension appears integrated with the property.

Part M of the Arun Design Guide states that extensions should take an unobtrusive form that does not

overpower the existing or neighbouring properties, use materials which match the existing building, respond to existing elevations through size and position of doors and windows and maintain established building lines. More specifically, for side and rear extensions, the scheme should respond to the existing building design in terms of roof pitch and exploit opportunities for innovative and contemporary design. Considering the proposal in terms of this criteria, the extension complies with Part M.

As it is not clearly visible from the street scene or wider area, the proposal is not considered to result in adverse impact upon the character of the area, being generally in keeping with the existing building and established local design style. Therefore, the proposal accords with D DM1 and D DM4 of the Arun Local Plan; ESD1 of the Felpham Neighbourhood Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extension will wrap around the side and rear elevation of the property. It will have a flat roof at a height of 2.8m. The extension retains a distance of 1.3m to the south, 15.5m to the west and 7.1m to the north boundaries; and given it is single storey, the proposal will not result in adverse overbearing or overshadowing. Due to the distance of the proposal from the nearest side boundary being greater than 1m, it is in compliance with D DM4 of the Arun Local Plan.

The proposal consists of one large window to the south wall of the side extension and two bi-folding doors on the west and north elevations of the rear extension. The rear extension additionally includes a large skylight in the centre of the roof. The only feature considered to potentially pose risk is the window on the south elevation, as this is facing towards the neighbouring property. However, due to the height of the window, and the location of neighbouring windows being a significant distance away, it is not considered to pose a risk of unacceptable harm upon the neighbours privacy and residential amenity. The other features included on the extension do not result in adverse overshadowing, overlooking or overbearing upon neighbouring properties. This is due to views of rear neighbouring properties being highly restricted by a number of trees that line the rear boundary, and the height and distance the extension is from them. The neighbouring properties to the north are not affected, as any potential views from the extension are blocked by a neighbouring garage located next to the boundary. Additionally, the neighbouring property is set back from the rear elevation of the existing dwelling, and is therefore not clearly visible.

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, being single storey and over 1m from the nearest boundary, the proposal is in compliance with these criteria.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan, as the proposal does not result in any harm upon neighbouring amenity. It also complies with criteria set by ESD1 of the Felpham Neighbourhood Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development accords 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 Plans
- 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.