

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

REF NO: FP/233/20/HH

LOCATION: 9 Wansford Way
Felpham
PO22 7NL

PROPOSAL: Single storey rear extension, first floor side extension and conversion of roofspace to habitable use and dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seek to construct a first floor side addition, a single storey rear extension and dormer to the rear elevation.
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REPRESENTATIONS

Felpham Parish Council provided an objection
 - No location. block plan, cannot see if there is 1m retained at first floor.

No representation received from nearby occupiers.

Comments noted. A plan was subsequently uploaded.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary.

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 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 considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham has a made and emerging Neighbourhood Plan. Policy ESD1 is of relevance to the application and the proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the property and will be visible from the street scene. The rear addition and dormer will not be visible from the wider area.

The property has an attached garage to the northern side and a first floor will be constructed above. The roof will extend to encompass the first floor addition and as such it appears well integrated and as a subservient addition.

Over 1m is retained to the boundary from the first floor addition and is not considered to appear an overdevelopment on site.

The surrounding properties are varied in appearance and the alterations are not considered out of character for the area.

Arun District Council have a recently adopted Supplementary Design Guide . The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

Due to the design of the proposal, it is not considered to result in harm upon the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The first floor side addition will be sited to the northern elevation. This will extend in depth to meet with the existing rear elevation. There are some first floor windows to the side elevation of No.11 and as such these may have some minor loss of light due to the first floor addition being sited forward of these. However, this is not considered to be significant with over 1m retained to the boundary.

There is an existing conservatory to the rear elevation however this will be removed and the extension will run along the full rear. The rear extension will have a depth of around 3.8m and a flat roof height of 2.75m which increases to 3.15m with the addition of 2 rooflights.

Whilst the rear addition, extends beyond the neighbouring properties, a 4m extension could be constructed under permitted development and with separation retained to both boundaries, it is not considered to appear adversely overbearing or overshadowing. The property to the north at No.11 does also have first floor rear extension and a single storey addition not demonstrated on the block plan and as such the property is not deemed to be adversely impacted.

There will also be a dormer to the rear elevation. This will have a depth of 3.6m and a height of 2.6m and will run along the rear roof slope retaining approximately 1.3m to both sides. This will have a juliet balcony again overlooking the rear. Whilst this will give rise to views that aren't currently achievable, although with no properties directly to the rear, views are not considered significant.

There will be an additional window to the first floor rear however due to the siting, views are not considered to increase from that which are already available from the existing rear facing windows and as such is not considered to give rise to additional adverse overlooking. There will be doors to the ground floor extension, although these will open onto the garden of the host dwelling.

Due to the siting and design of the proposal, it is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with the D DM1 and D DM4 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.

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 and Block Plan
 - Proposed Floor Plan
 - 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.