

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

REF NO: FP/233/21/HH

LOCATION: 17 Bala Crescent
Felpham
PO22 8LY

PROPOSAL: Single storey rear and side extension, loft conversion and 1 x rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks to build a single storey extension to the side and rear of the dwelling, and a loft conversion with one dormer to the rear.
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RELEVANT SITE HISTORY

FP/41/21/HH	Single storey rear and side extension to provide family room, utility room and WC.	ApproveConditionally 30-04-21
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REPRESENTATIONS

Felpham Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
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:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

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

Felpham has a made Neighbourhood Plan with Policy ESD1 of relevance to the application.

An application for a side and rear extension was approved in April 2021. This application seeks minor alterations to the extension however also includes the addition of a rear dormer.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a single storey side and rear extension and with the property being semi detached, the addition will be visible from the street scene, although views are minimal.

The addition will run along the rear boundary extending beyond the western side by 1.3m forming the side extension. This is located around 7.5m behind the principal elevation and with its width modest in size, it is not considered to appear unduly dominant.

A rear dormer is proposed although this element is not visible from the wider area.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling. The position of the extensions help create visual subservience. It states side extensions must not close important gaps in the street scene leading to terrace effect, or remove existing external access from front to back gardens. The proposal complies with this as there is 1m remaining to the western side boundary. The Design Guide 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs.' This conflicts with the guide although with no views from the street scene and with a similar design being allowed under permitted development it is considered acceptable.

The materials match the existing dwelling and will ensure the proposal appears visually integrated with the host dwelling.

Due to the siting and design of the extension, it will be largely restricted from view from the street scene and not considered to adversely impact the character of the area so complies with D DM1 and D DM4 of the Arun Local Plan, Section M of the Arun Design Guide and ESD1 of the Felpham Neighbourhood Plan

RESIDENTIAL AMENITY

The rear extension will have a depth approximately 4m, running along the full width and extending beyond the western side by 1.3m. It will have a lean to roof with eaves to 2.6m and a maximum height of 3.75m. There is 1m retained to the western boundary of property.

The neighbouring property at No.21 has an extension although the proposed will extend beyond this and therefore will give rise to some overbearing impact. The proposal does not breach a 45 degree line drawn from the neighbours closest window and there is not considered to be a significant loss of light or overbearing impact caused by the development.

The proposal does extend beyond the property to the west however with some separation retained and boundary treatment in place, the impact are not considered significant.

There will be bi fold doors which will provide views over the garden of the host dwelling, similar to existing. There will also be a window to the side addition overlooking the street scene and an access door to the west. This is not considered to provide views which cannot already be achieved from standing in the garden. There is 11m separation to the rear boundary and as such there is no harm upon to neighbours at the rear.

The proposed dormer has a height of 2m, depth of 3.7m and a length of 5.3m. This is not considered to result in adverse overbearing or overshadowing being located in the existing footprint of the roof. There will be 2 windows serving a bathroom and a bedroom. This will provide views over neighbouring gardens which are not currently achievable. However this is not considered significant with no views into direct properties and with similar views achieved under permitted development.

The extension and dormer are not considered to have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties and complies with policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

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 and Block Plan - 11803.01
 - Proposed Ground Floor Plan - 11803.04
 - Proposed First Floor Plan - 11803.05
 - Proposed Loft Plan - 11803.11
 - Proposed Elevations - 11803.10
 - Proposed Western Elevation - 11803.08
 - Proposed Cross Section - 11803.06
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.