

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

REF NO: FP/234/18/HH

LOCATION: 16 Roundle Square
Felpham
PO22 8LB

PROPOSAL: Replace existing door with window in west elevation and conversion of garage to dining room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert an existing garage to a habitable space and replace a door with a window.

RELEVANT SITE HISTORY

FP/16/00/	Garage, wc/shower extension with en-suite bedroom above. Single storey dining/breakfast, kitchen & utility room extension.	ApproveConditionally 10-03-00
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
Felpham Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

The property is a two storey dwelling with an integral garage located on a corner plot.

DESIGN AND VISUAL AMENITY

The proposal seeks permission for the conversion of the existing garage to provide a habitable room. This would also involve the replacement of a door to a window on the western elevation. However due to its siting is unlikely to be visible from the street scene. The alterations to the external appearance of the building are modest and well integrated and therefore considered to be in keeping with the character and appearance of the host dwelling.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal for a window to replace an existing door to the ground floor west side elevation is not considered to give rise to any overlooking additional to that which can already be achieved with boundary fencing in place which will restrict the view.

Due to the modest change, it is not considered the proposal will give rise to any adverse overshadowing, overbearing or overlooking impacts upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the conversion of the garage will lead to a loss of a parking space, there is sufficient space to the front garden with driveway access for approx. 2-3 cars and the change is therefore not considered to adversely impact parking within the area.

SUMMARY

The proposed development is deemed to accord 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.

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
- Site and Location Plan - 1295/003
- Proposals - 1295/002

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