

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

REF NO: FP/234/20/HH

LOCATION: 41 Davenport Road
Felpham
PO22 7JS

PROPOSAL: Single storey rear and side extension, part conversion of garage to habitable use, first floor extension with dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks a side extension to widen existing garage, a rear extension to provide an additional bedroom (part conversion of garage) and enlargement of kitchen/living areas and the enlargement of the rear roof dormer to extend to existing bedroom and upstairs bathroom.

RELEVANT SITE HISTORY

FP/241/19/HH	Single storey rear extension, first floor extension to provide 2x rear dormers and part conversion of garage to habitable use.	ApproveConditionally 10-01-20
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REPRESENTATIONS

None received.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:
None

POLICY CONTEXT

Built up area boundary
2 Km buffer zone of SSSI

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

- | | |
|------|--|
| DDM1 | D DM1 Aspects of form and design quality |
| DSP1 | D SP1 Design |

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy ESD1 of the Felpham Neighbourhood Development 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.

Policy ESD1 of the Felpham Neighbourhood Plan relates to the design of new development.

Key Areas of concern;

- Design and Visual Amenity
- Overbearing, Over shadowing Overlooking

DESIGN and VISUAL AMENITY

The side extension requires the partial demolition of the existing double length garage and proposes to increase its width by just over 1m towards the Western boundary, additionally, it requires the partial conversion of the rear portion to habitable accommodation. It is not proposed to extend any further forward of the existing building line. It has been proposed that a new pitched roof be added to the entire length of the side extension, currently the rear portion is flat. The overall ridge of the proposed garage roof is to be lower than the current ridge as a dual pitch configuration has been suggested, the eaves height is to remain the same. The extension to the side of the garage will be visible from the street scene however its scale and styling are thought to be appropriate when considered in the context of the host dwelling and locality.

The rear portion of the extension will extend between 3.2m and 2.8m North, from the original rear wall of the house and garage. The rear extension to the habitable rooms will consist of a flat roof extension, the eaves will be higher than those of the garage but considerably lower than the 2-storey roof. Additionally, it has also been proposed to extend an existing rear dormer to both the West and East by approximately 2.7m on either side. The extensions to the rear are believed to be visually subservient to the host dwelling and as such, the scale of the rear extension and dormer is thought to be in keeping with the host dwelling. The proposed extensions will be built of materials to match the existing and as such the style of the development is thought to be appropriate.

It is thought the design and visual amenity of the proposed development is in keeping with the host dwelling and locality and as such it accords with policies DDM1 and DDM4 of the Arun Local Plan.

OVERBEARING, OVERSHADOWING and OVERLOOKING

It is proposed to widen the existing garage towards the West by approximately 1m, reducing the gap between the application site and No. 39. The proposed extension will sit against the boundary however it is noted that the neighbours to the West and East have also infilled their plots in a similar manner, therefore it is not felt that this will cause any undue harm to the property to the West, especially as the roof slopes away from their home.

Although the applicant proposes to extend the footprint of the dwelling on 2 sides (to the side and rear elevations) the ground floor additions are deemed not to be overbearing. The 1st floor dormer increase will not extend past any external walls and is central to the site, it is therefore also felt that this will not be overbearing to neighbouring properties.

There are no new side windows proposed at first floor level, furthermore, it should be noted that a first-floor window which served a bedroom is being removed to accommodate the garage roof construction, removing overlooking opportunities. Additionally, all fenestration proposed will only be able to achieve views already present at the current time, it is therefore felt that there will be no negative impacts arising from overlooking.

The proposed development is considered to be in accordance with policies D DM1 and D DM4 and of the Arun Local Plan.

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;

-1912.03C Floor Plans
-1912.04 Elevations
-1912.05C Sections
-1912.07B Block Plan

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 roofs 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.