

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

REF NO: FP/235/19/HH

LOCATION: 26 Roundle Avenue
Felpham
PO22 8LL

PROPOSAL: Proposed 2 storey extension to the South elevation with pitched barn hip roof, small dormer to North elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey rear extension and a dormer to the front elevation.

RELEVANT SITE HISTORY

FP/230/19/T Fell 1 No. Rowan tree and remove tree stump. Crown reduction by 2-3m 1 No. Red Cedar tree.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site
Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

REPORT_804(ODB)

DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

[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 to be DDM1 and DDM4 of the Arun Local Plan. Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The development will be visible from the street scene with a dormer and a porch to the front elevation. The porch is modest in size with a width 2.3m meeting in line with the front gable of the property and therefore does not extend beyond the principal elevation of the dwelling.

The surrounding properties are varied in style and design and the addition of a dormer to the front elevation, is not considered to result in the dwelling appearing out of character. The dormer is relatively small, with a width of 1.3m with a pitched roof to a height of 2.3m. As a result, it does not appear unduly dominant upon the roof slope.

Materials proposed will match the existing which ensures the development remains sympathetic in appearance to that of the host dwelling.

As a result of the siting and design, the proposal does not adversely impact upon the spatial pattern or character of the area and accord wit D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is an existing single storey conservatory to the rear and this will be removed to allow for a two storey rear extension. It will have a width of approximately 6.5m and retains approximately 1.1m to the boundary to the north. This does not run the full rear elevation and retains 3.3m to the southern elevation.

The extension will have a depth of approximately 3m. This extends to the same depth as that of the conservatory which is to be removed however increases slightly in width and height. The extension will have a pitched barn hip roof to a height 6.25m which is similar to that of the host dwelling. The eaves also match the host dwelling at 2.6m.

The neighbouring property at No.28 has a conservatory to the northern elevation and it is considered that due to the height, the development may give rise to slight overshadowing however, with the depth at only 3m and due to the design with the roof sloping away from the property, adverse impacts are not significant in which a refusal is justified.

There is also an L shaped addition to the rear of the existing garage which serves as a canopy area although due to the size and siting, is not considered to result in adverse impacts.

Whilst the development adds bulk to the rear of the property, it extends only slightly beyond the rear of the neighbouring properties and is not considered to give rise to significant overshadowing or overbearing impacts.

There will be an 2 additional velux to the first floor extension however due to the height above finished floor level, is not considered to give rise to adverse overlooking. There will be a window to the gable end however again due to the siting and with 16m to the rear boundary, is not deemed to result in adverse overlooking.

The development proposed due to the siting and design is not considered to result in harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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
- Location and Block Plan - GA005 Rev B
 - Proposed Plans - GA001

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.