

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

REF NO: FP/236/21/HH

LOCATION: 1 Sunnyside Cottages
 Flax Mean
 Felpham
 PO22 8RB

PROPOSAL: Flat roof dormer creating additional dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a rear facing dormer.

REPRESENTATIONS

Felpham Parish Council provided an objection.

- The plans do not relate to the application.

No representation received from nearby occupiers.

Comments noted. Incorrect plans were uploaded against the application. This was replaced with the correct plans and the date for comments extended to ensure adequate time for consultation.

CONSULTATIONS**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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****PRINCIPLE**

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

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

DESIGN AND VISUAL AMENITY

The dormer will be located to the rear of the dwelling and is not visible from the wider area. The existing property is a semi detached chalet bungalow and has an existing front facing dormer which matches in appearance to the attached property.

The dormer is modest in size and sits comfortably within the roof slope. The dormer will be tile hung to ensure it is well integrated with the roof of the host dwelling.

The neighbouring properties are mixed in appearance although due to its siting, the addition of a dormer would not result in the property appearing out of character with the area.

The Arun Design Guide states 'Dormers are a minor incident in the roof plane and made of sympathetic to the existing or original building materials'. It does 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs' and therefore does not comply with this element of the guide although the design matches that of the existing dormers present on the semi detached properties.

With no viewpoints, the proposal dormer will not result in adverse harm upon the appearance or character of the area and accords with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the NP.

RESIDENTIAL AMENITY

The dormer will have a length of 3m, a depth of 3.4m and a height of 2.35m. This is not considered overbearing upon the neighbouring dwelling to the west retaining 1.5m to the boundary to the neighbouring roof.

The property has a very short rear garden with only 3.1m retained to the rear boundary. Directly to the rear is 109 and 109a Felpham Way. 109 is a shop and fronts Felpham Way with 109a facing the rear. This is property forming 4 x 1 bed flats located approximately 9m beyond the rear boundary. To the rear elevation there is 1 ground floor window serving a living area and 2 rooflights. The rooflights face north. The dormer would face towards these however due to the height of the velux which are located around 2m higher above the ground floor level than the proposed dormer, direct views into the velux would not be achievable. There would be views to the rear of the building and its outdoor space, although this consists of bin storage and a car park and is not considered to result in adverse harm.

No 111 Felpham Way which is also single storey and features a large garage and flat roof extension is located to the south east and will be visible from the dormer at 45 degree angle. The dormer will give rise to overlooking over the rear garden of the property although this is not deemed significant. This is due to the distance from the dormer window to the rear of the property which is 21m.

The proposal will not give rise to significant impacts 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 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
 - Floor Plan - 890/1
 - Elevation Plan - 890/2/A

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 The materials and finishes of the external walls and roof 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 D DM1 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.