

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

REF NO: FP/237/19/HH

LOCATION: 1 Davenport Road
Felpham
PO22 7JP

PROPOSAL: Single storey entrance porch with new partial pitched roof to existing rear extension and garden terrace area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

FP/9/92	Extension to the rear of house and garage and retention of existing garage roof	ApproveConditionally 13-04-92
FP/72/91	Demolition of existing garage and the erection of a double garage	ApproveConditionally 12-08-91

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

No objection

No representation from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

2km Buffer for Site of Special Scientific Interest

Within the Built Up Area Boundary
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
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 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.

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.

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

DESIGN AND VISUAL AMENITY

The dwelling is located within the built-up area boundary on a private estate where there is no uniformed design. The mixed character of the area is apparent with a wide range of styles visible from the front and rear of the dwelling.

The proposal includes a new porch and canopy to the front of the existing property. The porch will have a pitched roof with an eaves height of 2.2m and a pitch height of 3.5m. There will also next to the main porch there will be a canopy with an eaves height to match that of the porch and a lean to roof that has a maximum height of 3.1m. The total width of the two proposed is 6.5m with the front porch measuring 3m in width and have a total depth of 1.75m. The canopy will measure approximately 0.7m in depth. Due to the character of the area the changes to the principle elevations do not have a detrimental effect to the application or the street scene.

To the rear the proposal the applicant wants to change the roof of the existing rear extension to have a partial pitched roof. The roof would then extend beyond that of the existing extension by 2.6m to create a new terrace garden area. Over this garden area there is one proposed sunlight. The proposed additions to the property are considered minor when looking at the scale of the site. The size of the site also allows for any views of the proposed to be minor.

Therefore, it is considered that the proposed development would not be harmful to the character and appearance of the host property or the locality as such it is deemed to comply with the relevant policies in D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed front porch would be sited approximately 8.5m from the side boundary to the east and approximately 4.1m from the Southern boundary. There are no windows that are included in the application that gain views that do not already exist. The proposed rear alterations and new garden space area is set in approximately 26.75m from the northern boundary there is no further views gained as the garden space will fill a gap between the existing extension and part of the existing house. The views from the garden space will only be those that currently exist and the proposals increase in height is not considered to have an impact that would overbear or overshadow the neighbouring property due to the distance 3m to the boundary and the minor addition of height.

Therefore, in summary, it is considered that there would be no adverse harm to the living conditions of neighbouring properties and to the character and appearance of the host property or area in general. As such the proposal would comply with adopted planning policies in the Arun Local Plan and the Felpham Neighbourhood 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:
 - Site Location Plan
 - Site Block Plan
 - Existing and Proposed Front Elevations
 - Existing and Proposed Rear Elevations
 - Existing and Proposed Side Elevations
 - Proposed 1st Floor Plan
 - Proposed Ground Floor Plan

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.