

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

REF NO: FP/237/21/HH

LOCATION: 42 Minton Road
Felpham
PO22 7JN

PROPOSAL: Erection of single storey side and rear extension including the installation of front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to build a single storey extension to the side and rear of the host dwelling, including the installation of a front porch.

REPRESENTATIONS

Felpham Parish Council - Objection

- Contrary to Design Guide. The size of any proposed development whether of new properties or extensions to existing properties, should be appropriate to the size of the plot and the extent to which the development will 'urbanise' the street scene. Sufficient distances between properties must be maintained.

One objection was received from nearby occupiers:

- The proposal would effectively turn both properties (42 and 40 Minton Road) into semi-detached houses with no effective separation between them, as its proximity to the neighbouring property closes a gap in the street scene.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLES**

The key policies considered are D SP1, D DM1 and D DM4 of the Arun Local Plan.

Additionally, Part M of the Arun Design Guide and Policy ESD1 of the Felpham Neighbourhood Development Plan is considered.

DESIGN AND VISUAL AMENITY

The proposed extensions will be located to the rear and western (side) elevations of the host dwelling. The side extension will include the installation of a front porch which will be in line with the front elevation and will be visible from the street scene. There is also potential for the rear extension to be visible from the wider area.

The rear extension will have a width of 4.9m and depth of 3m. It will have pitched roof matching that of the host dwelling and is considered to have minimal imposition upon the visual appearance and character of the property. Being at the rear of the property, the extension retains no distance from the front boundary and is not visible from the street to the front. It does have potential to be visible from the street to the side of the property, however, this visibility will be restricted by the fence located around the perimeter and the height of the building itself. It therefore poses little risk to intrusion upon the street scene.

The side extension will have a width of 7.9m and a maximum depth of 2.15m. This proposal will have a flat roof which has been pitched at the ends in order to integrate closely with the existing roof. This roof, and subsequently the extension itself, will be relatively hidden from the street scene by the canopy of the front porch. This canopy will have a width of 2.4m, a depth of 1.2m and will have a pitched roof following a similar design to that of the host dwelling. It will retain a distance of 4.5m from the front boundary and will be highly visible from the wider area, being at the very front of the property. It is considered, due to its size and design, to not cause unacceptable visual intrusion upon the street scene and has no impact on the character of the area.

The proposal appears subservient to the design of the existing dwelling and is well integrated. The materials proposed will match that of the host dwelling, helping to ensure this integration. The canopy of the front porch does extend slightly beyond the principal elevation of the main building and partially past that of neighbouring buildings, but is generally in keeping with the area and is not considered disruptive to the composition of the street. This complies with policy ESD1 of the Felpham Neighbourhood Plan, as the design is sympathetic to both the local design style, and to that of the original dwelling.

Part M of the Arun Design Guide states that extensions should be unobtrusive and should not overpower the existing and neighbouring properties, have an integrated roof form, use materials that match the existing and maintain established building lines. More specifically, for side and rear extensions, the scheme should respond to the existing building design in terms of roof pitch and exploit opportunities for innovative and contemporary design. The extension meets this criteria. As for the front porch, the Guide

states that front extensions should take care not to disrupt the composition of the street, ensure continuation of existing building design and avoid large, flat topped porches, incorporating pitched roofs in most cases. Considering the proposal in terms of this criteria, it is concluded that the extension accords and complies with Part M.

In both objections to the application, section 4b of the Felpham Parish Design Guide is mentioned. In terms of design and visual amenity, relevant policy (4b) criteria states the size of any proposed development should be appropriate to the size of the plot and the extent to which the development will 'urbanise' the street scene. Additionally, the density and character of each part of the parish should be respected. The proposal is not unduly intrusive to the original dwelling and has minimal impact upon its visual appearance. The use of space by the extension is justified and appropriately integrated; the proposal maintains the established building lines and successfully fills space on the land which has no significant impact upon the street scene. It is in keeping with the local design style, matching the existing materials and form of the original dwelling and is compliant with the character of the area. Therefore, the proposal complies with the Design Guide.

Although visible from the street scene and wider area, the proposal is not considered to result in adverse impact upon the character of the area and is in accordance with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan. It additionally complies with Part M of the Arun Design Guide and Section 4b of the Felpham Parish Design Guide.

RESIDENTIAL AMENITY

The proposal will be located to the rear and side (west) of the property, with a porch to the front. The rear extension will have a pitched roof at a maximum height of 4.1m, measuring 2.5m at the eaves. It will be single storey and retain a distance of 11.74m to the south, 2.41m to the west and 5.4m to the east boundaries. This part of the proposal complies with D DM4 and is not considered to give rise to adverse overbearing or overshadowing. The porch canopy will have a top height of 3.2m and 2.4m at the eaves. The side extension will have a partially flat roof (pitched at the edges) at a height of 3.3m and 2.4m at the eaves. It will also be single storey and retain a distance of 19.7m to the south, 4.5m to the north and 0m to the west boundaries. D DM4 states that extensions from first floor and above should maintain at least 1m from the side boundary. However, as the extension is single storey and on the ground floor, it does not apply to the rule and therefore complies with D DM4.

Concern has been raised by nearby occupiers over the gap between the neighbouring property and how the side extension would close it, effectively turning the two detached properties into semi detached. This is justified, considering the side extension proposed does not leave any distance from the boundary. The Parish Council also mentioned this when stating Section 4b of their Design Guide, as the policy says that sufficient distances between properties must be maintained. This is backed up by one of the criteria set by Part M of the Arun Design Guide that states that side extensions should avoid a terracing effect by setting side extensions back from the front of the house, keeping these 1 metre from side boundaries at ground floor and 2 metres above, and following the '70-degree rule, unless a robust justification for an alternative design solution can be provided. Despite the extension meeting the boundary, it does not join directly with the neighbouring property. It will instead meet the edge of their garage, which itself is set further back from the proposed extension. This will avoid creating a terraced effect, as the buildings will remain clearly distinguishable as two separate properties, as their roof pitch and building line will both differ. This is also helped by the existing building being situated at the end of the line of properties. Additionally, as the extension wall meets the garage wall, the two properties will not share a common wall and will not be connected. Therefore, these two buildings cannot be classed as semi-detached, removing this risk from the neighbours concern. The side extension additionally poses limited risk of overbearing, overshadowing or overlooking, as it has no windows or doors located along its side elevation. Although not maintaining a sufficient distance, the proposal is not considered to have an unacceptable impact upon the neighbouring property and meets the standards set by the Arun Local

Plan (D DM4).

The rear extension will have a single window to the west and two sliding doors along the east and south walls. These features are not considered to result in any adverse overbearing, overshadowing or overlooking and have been well placed to avoid significant risk. The single window on the west elevation poses a potential, but due to its height and size, is not unduly impactful to the privacy of the neighbouring property. The sliding doors to the south face a neighbouring property to the rear but, being single storey and retaining a sufficient distance from the rear boundary, are acceptable.

The side extension has two doors, one to the north and south, with the north being for front access. This door has two thin windows located on either side but the extension itself features no other windows. Given their location and use, the features exhibited have limited impact upon residential amenity and will not result in significant overbearing, overshadowing or overlooking.

Although mentioned previously, Part M of the Arun Design Guide additionally states that extensions should make sure to incorporate natural surveillance, respecting and ensuring the privacy of neighbours, as appropriate depending on location. Considering the location of the proposed windows and doors, and the height of the extensions, it can be concluded that the proposal is in compliance with this policy.

The proposal is in accordance with D DM4 of the Arun Local Plan. It additionally complies with D DM1 of the Arun Local Plan and is also in accordance with Part M of the Arun Design Guide. The proposal will not result in adverse harm upon neighbouring amenity.

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.

CIL DETAILS

This application is not CIL Liable.

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 Plan
 - Site and Block Plan
 - Floor Plans
 - Proposed Elevations
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 roofs of the buildings 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.