

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

REF NO: FP/23/19/HH

LOCATION: 6 Firs Avenue West
Felpham
PO22 8PZ

PROPOSAL: Roof alterations to provide part new first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct roof alterations which will involve an increase in roof height in order to provide a first floor to the dwelling. The roof type will also alter to form a barn hip end.

RELEVANT SITE HISTORY

FP/262/04/	Extension (Resubmission of FP/214//04)	ApproveConditionally 03-12-04
FP/214/04/	Extension including replacement of existing garage	Refused 06-10-04

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
Felpham Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary.

DEVELOPMENT PLAN POLICES

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 key policies considered are DDM1 and DDM4 of the Arun Local Plan.

DESIGN AND VISUAL AMENITY

The dwelling is situated to the end of a cul de sac and is a private road. The proposal seeks to create a first floor to the existing bungalow. The roof will therefore increase substantially in height. The eaves height of the dwelling will increase from 2.75m to 4m and the height will increase 2.5m from 4.15m to 6.65m. The height will step down slightly towards the rear however will still increase approximately 1.5m.

The proposed alterations are not considered subservient to the host dwelling and do not relate sympathetically towards the existing dwelling, given that the height of the roof of the original dwelling will be raised throughout. The proposal is therefore in conflict with DDM4 (a) and (b) of the Arun Local Plan.

It is noted that there is no formal pattern with regards to the design of dwellings in the area however they appear similar in terms of their scale and height and therefore the prominent large scale roof extension is considered to appear out of keeping with surrounding properties and the appearance of the locality. The proposed extensions due to their scale are also considered to significantly alter the appearance of the dwelling in such that the dwelling when viewed from the front would have the form of a 2 storey property. As a result, the dwelling is considered to appear bulky and overly dominant in relation to surrounding properties.

The Felpham Neighbourhood Plan policy ESD1 states ' New development which would have an effect on the appearance or character of the surrounding area must contribute to local character by creating a sense of place appropriate to its location.' It is not considered the roof alterations are appropriate for its location resultant of its unacceptable scale causing the proposal to appear unduly dominant within the locality.

Due to the increase in height and scale of the property and the resultant change in appearance to the host dwelling the proposal is unacceptably harmful to the design and visual amenity of the area and in conflict with D DM1(1) and D DM4 (a),(b) and (e) of the Arun District Council Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal seeks to construct a first floor which would create 2 additional bedrooms and a bathroom.

The height of the dwelling will exceed that of the dwellings to either side and to the rear and as a result of

the magnitude of height increase it would result in the dwelling appearing adversely overbearing upon neighbouring properties. This is further intensified as the host dwelling is set forward of both neighbouring properties (No. 7 and No.5) by approximately 4.6m. The increase in bulk to the dwelling will therefore result in an unneighbourly and overbearing impact upon neighbouring amenity namely No.7 due to its siting south of the dwelling.

Whilst the height to the rear is slightly reduced than compared to that of the front addition its pitch is increased which enables an additional 1.5m height increase. Eaves to the rear will however remain as existing.

Due to the height above finished floor level the velux windows proposed to the north and south are not considered to give rise to any adverse overlooking upon neighbouring amenity. A window is also proposed north however with this serving a landing again it is not deemed to give rise to any adverse impacts. An additional window will be constructed to the first floor eastern elevation. This will overlook the street scene and towards 6 Innerwyke close however with the property at single storey there is not considered to be any adverse overlooking.

Due to the siting of the proposal which is set forward of neighbouring properties and noticeably larger in height the proposal is considered to give rise to a significantly overbearing impact and an unneighbourly form of development harmful to the amenity of adjoining occupiers namely No.7 and as a result is in conflict with DDM4 (C) of the Arun Local Plan.

SUMMARY

The proposed roof alterations would have an unacceptable impact on the character and appearance of the locality and constitute an overbearing form of development harmful to the amenity of adjoining occupiers. As such, the proposal is in conflict with relevant development plan policies and as such is recommended for refusal.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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**REFUSE**

- 1 The proposed roof alterations would have an unacceptable impact on the character and appearance of the dwelling in the locality and constitute an unneighbourly form of development due to its overbearing impact harmful to the amenity of adjoining occupiers and in conflict with DDM1 and DDM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.
- 2 **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 identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.