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

REF NO: FP/23/23/HH

LOCATION: 2 Sea Drive
Felpham
PO22 7NB

PROPOSAL: Single storey rear extension, erection of porch to front elevation and addition of Cedral Lap weather boarding to front and side elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey rear extension, erection of porch to front elevation and addition of Cedar Lap weatherboarding to front and side elevations. The applicant has confirmed that the colour of the cladding will be Cedral Cream White.

REPRESENTATIONS

Parish Council - no objection.

No representations received from neighbouring properties.

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 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

CONCLUSIONS

PRINCIPLE

The key policy considerations are Policies D DM1 and D DM4 of the Arun Local Plan and guidance set out in Part M of the Arun Design Guide SPD.

DESIGN AND AMENITY

The site comprises a detached two storey dwelling house that has previously been extended.

The proposed front porch extension is relatively small and considered acceptable. The proposed rear extension would not be visible from the public domain and is considered acceptable.

The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies D DM1 and D DM4 of the Arun Local Plan and the Design Guide. The scheme would not result in an adverse impact on the visual amenity of the locality.

RESIDENTIAL AMENITY

The proposed rear extension would be set off some distance from the eastern side boundary to the neighbouring property. The proposal will not result in any adverse overlooking, overbearing or overshadowing of neighbouring properties. It is noted that no letters of objection were received in respect to the scheme. The proposal is in accordance with Policies D M1 and D DM4 of the Arun Local Plan and the Design Guide SPD.

SUMMARY

The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered appropriate and would accord with relevant development plan policies and 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, therefore, developer contributions towards infrastructure will not be required.

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 and details:

Location Plan;
Proposed Block Plan - C1120 - 5A;
Proposed Floor Plans - C1120 - 3 Rev B;
Proposed Elevations - C1120 - 4 Rev B; and
Email from applicant dated 4 May 2023 confirming external cladding colour to be Cedral Cream White

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy Policies D DM1 and D DM4 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.