

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

REF NO: FP/240/18/HH

LOCATION: 3 Ferndown Gardens
Felpham
Bognor Regis
PO22 8JL

PROPOSAL: Two storey side extension including integral garage to replace existing detached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension.
This would replace an existing detached garage.

RELEVANT SITE HISTORY

FP/28/14/PDH Notification under extended permitted development rights Prior Approv not req
for a single storey extension from the rear wall by 3.5m, 11-03-14
with a height of 3.3m and an eaves height of 2.2m.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided an objection stating 1m gap is not shown on the plans to the front and back. Not clear information.

Comments noted.

- The block plan shows a 1m gap is retained to the northern elevation, 10m to the rear and 6m to the front.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[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.

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

The site is occupied by a semi detached two storey dwelling with a detached garage to the northern elevation.

DESIGN AND VISUAL AMENITY

The extension is located to the side of the property and is highly visible from the street scene and due to the siting can also be seen from the north elevation at Brunswick Close. The proposal is considered a subservient addition to the host dwelling and will be constructed of materials to match the existing.

The properties in the surrounding area are similar in appearance however the change to the dwelling is not considered to be such that it will adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey side extension will extend 3m in width along the front elevation of the dwelling. However as the boundary of the property angles towards the north, the width will increase to the rear to around 6.3m with a depth of approx. 7.7m. It is situated 2m behind the principal elevation of the dwelling. The two storey extension will have a gable end to match the existing dwelling.

The proposal does not extend any further to the rear or side boundary than that of the existing garage and whilst there is an increase in height as a result of it siting it is not considered to appear overbearing or overshadowing upon the neighbouring amenity to the north or north east elevation.

An existing garage will be removed however part of the ground floor of the extension will serve as an integral garage and as a result there will be no alteration to parking.

A window will be installed to the north eastern first floor elevation however as there is one already in existence and due to its position it is not considered that any overlooking would increase significantly from that which is already possible. 2 windows will be installed to the first floor rear elevation however again due to their siting, any views are not considered to be significant. A window will also be sited at

the front elevation which will overlook the street scene.

The proposal is not considered to give rise any adverse overlooking, overshadowing or overbearing impacts and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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
 - Roof Plan, Elevation, Block and Location Plan - PO2a
 - Elevations - SO2
 - Floor Plan and Elevations- PO1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy DDM1 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 DDM1 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.