

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

REF NO: FP/240/20/HH

LOCATION: 52 Glynde Crescent
Felpham
PO22 8HT

PROPOSAL: Proposed single storey extension, and new first floor dormer.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The proposed side extension would measure approximately 1.8m in width, 10.2m in depth, and 2.6m in height. The proposed rear extension would extend from an existing kitchen/lounge and would measure approximately 2.3m in depth and be full width across the rear of the property; the roof height runs through.

The dormer would measure approximately 6m in width, 2.3m in height.

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer SSSI

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 2014 POLICY ESD1](#) Design of new development**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy ESD1 and the emerging FNDP2 of Felpham's Neighbourhood Development 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.

Policy ESD1 of Felpham's Neighbourhood Development Plan sets out general principles relating to the design of new development.

Key areas of concern;

- Design and Visual Amenity
- Overlooking, Overbearing and Overshadowing
- Effect on the street scene

Design and Visual Amenity

Both the single storey side extension and dormer addition are to be flat roofed. The rear section of the proposed development would extend from an existing kitchen/lounge and spring from the rear wall of the property maintaining the same alignment. The side element of the extension will spring towards the East, providing a greater width to the newly formed kitchen/dinning areas and a new entrance hall including an overhanging roof to form a new porch. The materials to be used to finish the extension shall match existing materials found onsite creating a cohesive appearance. It is therefore considered that by reason of its scale, design and materials, the proposed extensions and alterations would not cause undue detriment to the appearance of the dwelling in accordance with DDM1 and DDM4 of the Arun Local Plan.

Overlooking, Overbearing and Overshadowing

There is proposed new fenestration to both the front, rear and side elevations. To the front 3 modest rooflights are proposed; there are examples of rooflights to the principle elevation on both neighbouring properties. To the rear 2 sets of casement doors with full-length side lights to the ground floor and 3 sets of casements windows are proposed to the dormer. The simplistic nature of the fenestration gives a modern feel to the proposed works and it is felt that the style is fitting for a property of this age. There are 2 full height sidelights proposed to the Eastern elevation at ground floor level and a smaller window to the first floor. As this new first floor window directly faces No.54 it shall be conditioned to be fixed shut below 1.7m and obscure glazed in the interest of maintaining privacy. The other fenestration proposed will only attain views which are already achievable by the occupiers so that no demonstrable harm is perceived in arising.

Although the proposal encompasses a side addition which encroaches towards No. 54 to the East a side passage of 900mm is maintained to gain access into the rear of the property. It is noted that No. 54 has a similar extension on their Western elevation as such it is not felt that this is detrimental to the scheme. There are other examples of both rear dormers and rear extensions to the properties either side of the application site and as such it is not considered that the proposed construction would have a materially adverse effect on the residential amenities of the occupiers of the neighbouring dwellings by means of being overbearing or overshadowing.

The proposed extensions by means of Overlooking, Overbearing and Overshadowing are not thought to conflict with policy DDM4 of the Arun Local Plan.

Effect on Street Scene

It is noted that predominately most of the works are to the rear of the property, however the side element of the extension will be visible from the street. As the visible part of the extension will be single storey and built of material to match it is not felt that this will give rise to significant harm to neighbouring properties or the locality as such it is felt that the proposal accords with policies DDM1 and DDM4 of the Arun Local 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 ;

- 2008.01A Proposed Floor Plans
- 2008.02A Proposed First Floor Plans
- 2008.03B Proposed Elevations
- 2008.6A Location and Block Plans

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

- 4 The First Floor window on the Eastern elevation of the building shall at all times be glazed with obscured glass and fixed shut below 1.7m from Finished Floor Level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM4 of the Arun Local Plan.

- 5 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.