

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

REF NO: FP/241/19/HH

LOCATION: 41 Davenport Road
Felpham
PO22 7JS

PROPOSAL: Single storey rear extension, first floor extension to provide 2x rear dormers and part conversion of garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension, 2 rear dormers and the conversion of garage to habitable use.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

No objection

No representation received from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England - No comment

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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 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 D DM1 and D DM4 of the Arun Local Plan. Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear elevation and is not visible within the street scene and as such will not adversely impact upon the established character and spatial pattern of the street scene. The proposed extension due to its design and siting is considered to appear well integrated and subservient to the host dwelling.

The proposed materials will match the existing dwelling and it is considered that the proposed development will not have an unacceptably adverse impact upon the established character of the host dwelling or surrounding area and will accord with D DM4 and D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal seeks to construct a 3.5m single storey extension to the rear elevation. This will run along the full rear elevation and will have a flat roof with a height of approximately 2.85m. The extension will retain 1.2m and 1.4m to the side boundaries, extending only marginally beyond the neighbouring properties and not considered to appear overbearing. Additional windows and doors to the rear extension are at single storey level and as a result are not considered to give rise to views which aren't already achievable.

There will also be 2 dormers installed to the rear elevation. There is 1 dormer already in existence and the proposed dormers will sit either side with each a width of 2.25m. Due to their siting and design they are not considered to give rise to adverse overlooking with no direct views into neighbouring properties.

The proposal will also involve part conversion of the existing garage into habitable accommodation. This will alter part of the rear garage however will not alter the appearance to the front elevation. It will also retain sufficient space for the parking of 1 car and with space to the front garden, the alteration is not considered to adversely impact upon parking or highway issues.

Due to the design and siting of the proposed development it is not considered to result in adverse impacts upon neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with 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.

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 - 1912.06
 - Proposed Floor Plan - 1912.03A
 - Proposed Section and Roof - 1912.05A
 - Proposed Elevations - 1912.04A
 - Block Plan - 1914.07A
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 **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.