

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

REF NO: FP/241/20/HH

LOCATION: 32 Links Avenue  
Felpham  
PO22 7BX

PROPOSAL: Side dormer projection to existing first floor

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above

**REPRESENTATIONS**

Felpham Parish Council:  
No objection

No response from nearby occupiers

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

2km Buffer for Site of Special Scientific Interest  
Within the 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                                            |

[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 policy considered is D DM1 of the Arun Local Plan. Felpham has a Neighbourhood Plan with policy ESD1 of relevance to the application.

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.

#### **DESIGN AND VISUAL AMENITY**

The property is a two storey semi-detached dwelling and seeks to construct a dormer to the northern side elevation of the dwelling to enlarge a bedroom and bathroom. The surrounding properties are mixed in appearance and the dormer is not considered to appear unduly dominant, with the dormer set back around 1.5m from the front elevation. The dormer is large however the dwelling is set back approximately 6m from the front boundary and therefore, the development does not appear unduly dominant upon the street frontage.

The surrounding area is mixed in housing style and design and there are other nearby examples of dormers within the vicinity and as such the development is not considered out of character. The materials proposed for the dormer allow for it to appear well integrated.

The development proposed is not deemed to result in an adverse appearance of the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

#### **RESIDENTIAL AMENITY**

The dormer will have a height of approximately 2.5m and a depth of 2.5m and will run along the full roof slope at the northern elevation. Approximately 1.5m is retained to the boundary where the neighbouring property has a solid rendered wall, it is considered sufficient separation to the neighbouring property at No.34 and it is not considered to appear adversely overbearing.

There will be 2 windows to the dormer facing north towards the neighbouring property at No.34 which is a two storey dwelling. The dormer bathroom window due its siting would likely give rise to some overlooking of the rear garden of No.34. However, this is not considered significant in which a refusal is justified, with no views into direct windows with no first floor windows to the side elevation. A dormer of similar design could be constructed to the side elevation under permitted development.

The proposal is not considered to give rise to significant adverse impact upon amenity by way of overlooking, overbearing or overshadowing and accord with D DM1 and D DM4 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.

|                         |
|-------------------------|
| <b>HUMAN RIGHTS ACT</b> |
|-------------------------|

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.

## 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:
  - Flood Risk Assessment
  - Location Plan, Block Plan and Proposed Ground Floor Plan and Elevations Sheet 1a of 3
  - Proposed First Floor Plan Sheet 2 of 3
  - Existing Floor Plans and Elevations and Existing & Proposed Roof Plans Sheet 3 of 3  
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.