

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

REF NO: FP/242/20/HH

LOCATION: 11 Sea Drive
Felpham
PO22 7NE

PROPOSAL: Front single storey extension with balcony over and conversion of garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the front of the property with a balcony. The garage will also be converted for habitable use.
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REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[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 Parish Council has a made and emerging Neighbourhood Plan with policy ESD1 of relevance

to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The extension will be sited to the front of the property and therefore will be highly visible from the area.

The extension will infill part of the front of the property, meeting in line with principal elevation. The extension will infill the western side and extend along the front meeting with an existing two storey to the eastern elevation. The addition will also have a balcony above.

15m is retained to the front of the property and is therefore not considered to appear unduly dominant.

The addition appears subservient to the host dwelling and materials will consist of brickwork to match the host dwelling.

Arun has recently adopted a Design Guide with Section M referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

Due to the design of the extension, it is not considered to result in harm upon the spatial pattern or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a maximum depth of 4m and extend along the front of the dwelling. It will have a height of 2.8m with a further 1.2m balcony balustrade.

There is a window to the neighbouring property to the east which may result in some overshadowing however with 1.2m retained to the boundary and with the development not extending beyond the front of No.10, impacts are not deemed significant.

The balcony above would be accessed via the first floor bedrooms. The balcony may provide some views towards the front facing neighbouring and this would provide a significant opportunity for overlooking back towards the neighbours first floor bedroom window in the same manner as would take place from a similar rear extension. Therefore adverse overlooking could take place without an appropriate glazed balcony screen in place. A condition will be added requiring this..

Due to the siting, the development is not deemed to result in harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Whilst the garage is to be converted to habitable space, there is sufficient distance retained to the front of the property to park a number of cars and as such is not deemed to impact upon the highway.

SUMMARY

The development is deemed to accord with relevant development plan 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 - PL-01
 - Block and Site Plan - PL-02
 - Proposed Elevations - PL-04
 - Proposed Floor Plan - PL-03

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 The roof area of the extension hereby permitted shall not be used until details of a 1.8m high obscure glazed screen for the west elevation of the extension has been submitted to an approved in writing by the Local Planning Authority and the approved screen has been put in place. The screen shall thereafter be retained in perpetuity.

Reason: To safeguard the amenities of the occupiers of the adjoining property in accordance with policy D DM1 and D DM4 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.