

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

REF NO: FP/246/19/HH

LOCATION: 16 Firs Avenue
Felpham
PO22 8QA

PROPOSAL: Side dormer extension and alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a dormer to the southern elevation of the dwelling.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

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
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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 southern elevation of the dwelling and is visible from the street scene. The dormer is large however the dwelling is set back approximately 20m 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. Materials proposed will match that of the host dwelling with tile hanging to the dormer, ensuring it appears 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 2.65m and a depth of 3.65m and will run along the full roof slope at the southern elevation. Approximately 2.4m is retained to the boundary with an path running alongside. As a result, there is sufficient separation to the neighbouring property at No.14 and it is not considered to appear adversely overbearing.

There will be 2 windows to the dormer facing south towards the neighbouring property at No.16 which is a two storey dwelling with a single storey extension. The proposed dormer bedroom window due its siting would likely give rise to some overlooking of the rear garden of No.16. 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.

There will also be replacement to the windows at first floor and ground floor, with some increasing in size, however as they are already existing, they are not considered to give rise to an increase in overlooking which is not currently achievable.

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.

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
 - Block Plan - 0031
 - Proposed Elevations - 0031 04
 - Proposed Floor Plans - 0031 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 **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.