

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

REF NO: FP/24/19/HH

LOCATION: 7 Ivanhoe Place
Felpham
PO22 7QN

PROPOSAL: Single storey side extension including demolition of existing conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for a single storey side extension including the demolition of an conservatory.
----------------------------	---

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
Felpham Parish Council:
No objection received from Felpham Parish Council.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
- Within the Built up area boundary.

DEVELOPMENT PLAN POLICES

[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 proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham neighbourhood 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 locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy ESD1 of the Felpham Neighbourhood Plan states that development proposals for new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

There appears to be no recent relevant history relating to this site.

The site is occupied by a detached two storey dwelling, set within a cul-de-sac consisting of dwellinghouses of a similar design and appearance.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey extension including the demolition of an existing conservatory. The proposed extension given its location will be somewhat visible within the street scene, however it will appear as well integrated with the host dwelling. Part of the existing attached garage will be incorporated into the side extension to form a small utility room.

The proposed side extension will measure approximately 4.7m in length, 4.4m in width and be built to a proposed height of 3.1m including the roof light. Given the proposed extension is replacing an existing conservatory that will be demolished and is partly shielded by an existing attached garage, it is not considered to have a detrimental impact on the character of the host dwelling or the street scene.

The proposed extension is considered to appear subservient to the host dwelling and would therefore not result in an unacceptably adverse impact on the spatial pattern or character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan and Policy ESD1 of the Felpham Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed side extension will be located directly behind the existing attached garage. It will be

approximately 4.5m from the Eastern boundary, 1m (at its closest point) to the Southern boundary and approximately 8m from the primary Western elevation. The proposed extension will feature 1No. window on the Southern elevation, 1No. window on the Western (primary) elevation and double doors on the Eastern elevation. The window on the Southern elevation is not considered to give rise to any additional overlooking given its on the ground floor and overlooking the side of the properties garden. The window on the primary elevation (Western) is again at ground level and given the window will be obscured and overlooking the road is not considered to give rise to any additional overlooking on the neighbouring properties.

Given the distance from the double doors and the Eastern boundary of the site is approximately 7.5m and will overlook the rear garden at ground floor level, they will not give rise to any additional overlooking or loss of privacy to the neighbouring properties. The extension will also include 2No. roof lights, however by virtue of the design of the proposed extension and the location of these windows, they will not result in any unacceptably adverse overlooking of neighbouring properties.

Given the design and location of the side extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed 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 and Block Plan 003 and Proposed floor plans and elevations 002A.

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.