

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

REF NO: FP/24/22/HH

LOCATION: 11 Wordsworth Gardens
Felpham
PO22 6QZ

PROPOSAL: Single storey rear extension with roof light.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension with roof light.
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REPRESENTATIONS

Felpham Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
CIL Charging Zone 4

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 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria outlined in the Arun Design Guide are also considered.

Felpham has a 'made' Neighbourhood Development Plan, of which Policy ESD1 is relevant. This policy is concerned with the design of development and states 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 contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the rear of the property, of which is a detached bungalow, and as such will not be visible from the street scene.

The extension will extend from the rear (east) elevation, and protrude slightly south from the existing building line, with a width of 5.99m and depth of 3.5m. It will be single storey, and have a flat roof similar to that of the existing garage. This will differ to the gable roof of the host, but will not look unduly out of place, or have adverse impact on the visual appearance of the property. The property itself is situated in area comprised of a mix of detached two storey dwellings and single storey bungalows, all of which follow a similar design style. Being to the rear, the proposal will not be clearly visible from the street scene, with any potential views restricted by the garage to the front. Therefore, it will have minimal impact on the composition or appearance of the street, and little harm on the character of the area.

The proposal appears relatively subservient to the design of the host, and although slightly off centre, is well integrated with the property. It will use materials matching that of the existing where possible, ensuring minimal intrusion on the visual amenity of the property. The extension is sympathetically designed, and poses no risk of negative impact to the character of the property, and the locality. This is in accord with ESD1 of the Neighbourhood Plan.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. Despite having a flat roof, the proposal integrates well with the existing, and will not be unduly harmful to visual amenity. It does not appear considerably out of place, and retains a sufficient amount of garden space. This is in accord with Part M.

The development is not considered to have an adverse impact on visual amenity, or to the character of the area, and is in accord with D DM1 and D DM4 of the Arun Local Plan, ESD1 of the Neighbourhood Plan, and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extension is to the rear, and will be single storey. It will have a flat roof, at a height of approximately 2.9m, and will also feature a rooflight, which will protrude slightly higher at a height of 3.3m. This rooflight poses little risk of harm to residential amenity, and is acceptable. A distance of 7m will be retained to the north, 11m to the east, and 1.3m to the south boundaries. This is in accord with D DM4, as the proposal does not come within 1m of a neighbouring boundary, and will have little harm on residential amenity. Given the modest scale of the proposal and its location, it will result in minimal overbearing or overshadowing of the neighbouring properties to the sides, and is acceptable.

In addition to the rooflight, the extension will feature a small window to the south elevation, and double doors with sidelights to the east. The window to the south will face towards the garden of No.12, but will not directly overlook the property. Given this, and its small scale, there will be minimal harm caused to the privacy and amenity of this neighbouring property, and as such is acceptable. The features to the east elevation will overlook the garden, but do not directly face any neighbouring properties to the rear.

As such, they pose no risk of adverse overlooking, overbearing or overshadowing of neighbouring privacy or amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of the neighbouring properties and exhibits no features that may unacceptably impact residential amenity. This is in accord with Part M.

The development will result in no adverse harm to residential amenity, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

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:

- Location and Block Plans
- Existing Site Plan EX.SP.01
- Proposed Site Plan PR.SP.01
- Existing Floor Plan EX.FP.01
- Existing Elevations EX.EL.01
- Proposed Floor Plan PR.FP.01
- Proposed Elevations PR.EL.01
- Section AA SE.AA.01

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.