

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

REF NO: FP/250/21/HH

LOCATION: 11 Roundle Square Road
Felpham
PO22 8JX

PROPOSAL: Conversion of loft to habitable use including the installation of 2 x side dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the loft space for habitable accommodation which includes the addition of two side dormers.

RELEVANT SITE HISTORY

FP/176/13/	Rear extension	ApproveConditionally 22-11-13
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REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation was 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 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

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application which relates to the quality of design.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached hipped bungalow and the proposal will construct dormers to both side elevations. There is hedging along the front of the property which restricts some of the views from the street scene.

The dormers appear appropriate in scale to the size of the property, located below the ridge of the dwelling and stepped in slightly from the eaves.

The surrounding properties are mixed in appearance although dormers are not common in the street scene. Similar sized dormers could be constructed under permitted development and whilst their inclusion will alter the appearance of the dwelling, it is not considered significantly out of character in which a refusal is justified.

Materials will consist of oak cladding to the external elevation of the dormers. There is cladding present within the area and its use is acceptable.

The Arun Design Guide states 'Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case, this can be achieved through smaller scale dormer windows with pitched roofs.' Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposal conflicts with the design guide in that dormers have a flat roof.

The proposal would appear slightly out of character although is not considered to result in adverse harm upon the appearance of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

Part of the roof rear slope will alter to form a gable end to enable the dormers to be constructed. The dormers will have a length of 4.6m, a height of 2.3m and a depth of 3.25m. This is set 0.75m below that of the ridge height.

The proposal will not give rise to harm upon the property to the east with a pitched roof garage located alongside the dwelling. This helps reduce any overbearing impact upon the neighbours at No.15 and restricts views of the development.

There are no windows proposed to the eastern side of the dormer, this will ensure there is no direct overlooking upon the rear gardens of neighbouring properties to this elevation.

To the west, the neighbouring property is a hipped roof bungalow and there are two windows to the

ground floor. There is approximately 2m retained to the boundary and with the dormers set in around 0.65m above the eaves, its not considered overbearing or overshadowing would be significant.

There will be 2 windows to the western side elevation serving a bedroom. One of these will be at high level to restrict views towards the garden of the neighbouring dwelling. The 2nd window due to its siting, when looking at a 45 degree angle is not considered to achieve views into the garden of No.9 and does not result in adverse overlooking. There will be 2 windows to the rear of the dormers. One of these will serve a bathroom and will be conditioned to be obscured. The rear facing window to the eastern side will provide some views over the gardens of neighbouring dwellings although due to the angle, this will not provide views direct into properties. There will also be 3 rooflights to ensure there is adequate natural light into the rooms which do not rise to overlooking.

The proposal will not result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking in accordance 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 tot 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 - 21/75/5
 - Block Plan - 21/75/4
 - Proposed Plan and Elevations - 21/75/3a

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 first floor window on the rear north western elevation of the dormer shall at all times be glazed with obscured glass.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District 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.