

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

REF NO: FP/251/21/HH

LOCATION: 5 Davenport Road  
Felpham  
PO22 7JP

PROPOSAL: Erection of single storey rear extension following the demolition of existing lean to.

**SITE AND SURROUNDINGS**

|                            |                                                                                                                      |
|----------------------------|----------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | This application seeks to construct a single storey rear extension, following the demolition of an existing lean to. |
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**REPRESENTATIONS**

Felpham Parish Council - No Objection

No representation received from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

Tree Officer - No response

Environment Agency (South Downs Planning Liaison) - No response

**POLICY CONTEXT**

Built Up Area Boundary

TPO

2km Buffer for Site of Special Scientific Interest

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                                            |

|                                                                |                   |
|----------------------------------------------------------------|-------------------|
| <a href="#">Felpham Neighbourhood Plan 2019-31 Policy ESD1</a> | Quality of Design |
|----------------------------------------------------------------|-------------------|

**PLANNING POLICY GUIDANCE:**

|      |                                    |
|------|------------------------------------|
| NPPF | National Planning Policy Framework |
|------|------------------------------------|

**SUPPLEMENTARY POLICY GUIDANCE:****CONCLUSIONS****PRINCIPLE**

The key policies considered at D DM1 and D DM4 of the Arun Local Plan. Part M and general guidance set by the Arun Design Guide is additionally considered.

Felpham has a 'made' Neighbourhood Development Plan, of which policy ESD1 is of relevance to this application. ESD1 states that proposals for new and existing development including extensions and alterations must be of high quality, and designed to be sympathetic to the local design style principles and contribute positively to the environment.

**DESIGN AND VISUAL AMENITY**

The proposal is located to the rear of the property, replacing an existing lean to. As a result of its siting, it will not be visible from the street scene.

The extension will be single storey, with a width of approximately 3.4m and depth of 4.5m. It will have a gable end roof, following a similar pitch and design to the roof of the host dwelling. The proposal is in keeping with the design and character of the property, and will not be unduly harmful to visual amenity. The local area exhibits a varied composition, with all properties in the street scene being detached and differing in size and style. The proposal is not considered to be out of place within its context, and given it is not visible from the street scene as a result of its siting, will have no adverse impact on the character or composition of the area.

The proposal appears subservient to the design of the host dwelling and is well integrated. The materials used will match that of the existing, ensuring minimal intrusion upon visual amenity of the property. The extension is unobtrusive and sympathetic to the local design principles, following a similar design to the existing, and is in accord with Policy ESD1.

Part M of the Arun Design Guide states that rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space to at least 10.5m depth and retain permeable surfaces, and exploit opportunities for innovative and contemporary design where appropriate. The proposal is in keeping with the design of the host dwelling and is sympathetic to its surroundings. It retains a sufficient amount of the existing rear garden and is in accord with Part M.

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

**RESIDENTIAL AMENITY**

The proposal will be single storey and feature a pitched roof. Its roof will have a maximum height of approximately 4.44m, measuring 2.72m at the eaves. It will retain a distance of approximately 1.2m to the east, 14m to the north, and 11m to the west boundaries. Given its modest size and proximity from neighbouring boundaries, the proposal will not result in adverse overbearing or overshadowing and will have minimal impact. The proposal does not meet the 45 degree rule recommended by the Arun Design Guide for rear extensions of detached properties from No.7, but considering its scale and sufficient distance from the neighbouring boundary to the east, it is not considered to be unduly harmful to

residential amenity. This is in accord with D DM4 of the Arun Local Plan.

The proposal features the installation of a door to the west, window and glazing to the north, window to the east and two velux rooflights to the eastern side of the pitched roof. The features to the roof, north and west elevations are acceptable and not considered to result in adverse overlooking, being that they are on the ground floor and retain a sufficient distance from the neighbouring boundaries. They do not pose a risk of harm to neighbouring privacy or amenity. The window to the east elevation is close to the neighbouring boundary of No.7 and poses a potential risk of overlooking. Whilst facing the neighbouring boundary, the window will not directly overlook any features of No.7, as it is located much further north and will instead overlook the neighbouring garden. In addition to this, the window itself is situated up high on the elevation, and visibility from it will be restricted. Therefore, it is an acceptable feature and will have minimal impact on No.7, resulting in no adverse overlooking.

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 by following the '45-degree, 60-degree and 25-degree rules'. Although not meeting the 45 degree rule, the proposal is respectful to the criteria and will not be unduly harmful to neighbouring privacy or amenity. It is in accord with Part M.

The proposal will not result in any adverse overlooking, overshadowing or overbearing and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the 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:

- Block Plan
- Location Plan
- Existing Ground Floor Plan 001, North Elevation 002, West Elevation 003, East Elevation 004
- Proposed Ground Floor Plan 005, 009, North Elevation 006, East Elevation 007, West Elevation 008

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 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.