

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

REF NO: FP/253/17/HH

LOCATION: 11 Wedgwood Road
Felpham
PO22 7JF

PROPOSAL: Single storey side extension & new vehicular access

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
	The proposed garage with new vehicular access from Wedgwood Road. The garage measures approximately 3.6m in width, depth of 7.6m with a height of 3m and the new access will be constructed of brick paviours.
	The application is the renewal of planning permission FP/169/14/HH allowed at appeal on 3 February 2015.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front and side is open to the highway.
SITE CHARACTERISTICS	Detached bungalow with conservatory on rear. Detached garage on southern side attached to garage of neighbouring property No 15 Wedgwood Road.
CHARACTER OF LOCALITY	Private residential estate comprising detached chalet bungalows and two storey properties of various styles and designs.

RELEVANT SITE HISTORY

FP/169/14/HH	Single storey side extension & new vehicular access.	Refused 11-11-14 Appeal: Allowed+Conditions 03-02-15
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Planning permission for identical scheme refused in 2014, however this was subsequently allowed at appeal APP/C3810/D/14/2229593 on 3 February 2015. The appeal decision is a material consideration in the determination of this application.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council has no objection

No response to public consultation.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSCC have no objection

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design
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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POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The detached bungalow is sited on a corner location with Wedgwood Road and Copeland Road and is open in character and appearance. It has a detached garage that is sited on the southern side which is attached to the garage of the neighbouring property No 15 Chesswood Avenue.

The application seeks to construct an attached garage on the northern side of the dwelling in a landscaped area with new vehicular access from Wedgwood Road. The proposed garage will be similar in appearance to the existing garage and will be set back from the front flank wall of the dwelling by 1m and will extend to the rear flank wall being sited approximately 2.8m from the north side boundary and 8.6m from the front boundary.

The design and materials will be in keeping with the host dwelling the garage would be aligned much closer to the highway than the neighbouring property No 2 Copeland Road. In determining the appeal the Inspector concluded that there was no harm to the character of the area and that the side garden need not be retained in its current form. It was concluded that there was no harmful loss of openness. Given the appeal was determined under the current planning policies it is considered that the same conclusion applies.

The road is a private road not maintained by the highway authority and it is not considered that the development would result in additional vehicular movements, nor would it have a detrimental impact on the residential amenities of neighbouring properties.

Therefore, in conclusion the proposed development is considered acceptable and would comply with adopted planning policies in the Arun District Local Plan and the Felpham Neighbourhood Plan.

It is therefore recommended to approve planning permission subject to the following conditions.

HUMAN RIGHTS ACT

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 sheet 1 of 2 proposed site plan, block plan, plans & elevations & sheet 2 of 2 proposed section.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 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.