

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

REF NO: FP/253/18/HH

LOCATION: 20 Davenport Road
Felpham
PO22 7JR

PROPOSAL: Removal of rear conservatory & erection of rear two storey & single storey extension including extension of balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes the removal of a rear conservatory and erection of part two storey and single storey extension. A balcony will also be created.
-----------------------------------	--

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
Felpham Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[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. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

The site is occupied by a two storey detached dwelling with an attached garage to the east.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the dwelling and as a result of its siting the development is not visible from the wider street scene. The changes to the rear of the dwelling are considered subservient and well integrated with the host dwelling with properties within the area of a varied design and style.

Due to the siting and design of the proposal, it is not considered to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey extension will replace an existing sloping roof conservatory. It will increase its depth 1.6m beyond the rear of dwelling with a width of 7.2m. The roof of the single storey extension will be used as a balcony with the height of the proposed extension around 3m with an additional 1m for the balcony balustrade. There is currently a small balcony to the western side of the rear elevation however it will be extended to span the full width of the rear and to the eastern elevation.

The proposed two storey extension is modest in size with the rear first floor increasing in depth by around 0.65m. This will bring the rear elevation in line where there is currently a slight projection. Whilst the proposal appears large it only increases the footprint of the property 1.6m to the rear and therefore is not considered to appear adversely overbearing or give rise to overshadowing upon neighbouring amenity.

Whilst there is 4.2m retained to the eastern boundary and the neighbouring property extends slightly further to the rear, due to the depth of the balcony at this elevation there may be potential for overlooking and as a result it will be conditioned that the balcony screening at this elevation will be obscured glazed to 1.7m to prevent any adverse overlooking impacts upon this elevation. The existing balcony to the rear western side will be unaltered although the balcony over the rear extension will have views towards this elevation. However, as a result of 6.5m separation to the boundary and the dwelling in line with the rear elevation of the neighbouring property it is not considered that overlooking would be significant.

Due to the boundary treatment in place, the alterations to the doors/windows at the rear ground floor are not considered to give rise to impacts additional to that which are already possible. There are no windows proposed to the side elevations and with the property overlooking the beach and therefore no neighbours to the rear there is not considered any adverse impact at the elevation.

The development is not considered to give rise to any adverse impacts on neighbouring amenity in terms of overlooking, overshadowing or overbearing and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is

recommended for approval subject to the following conditions and informatives

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
 - Existing Floor and Elevations and Proposed Roof Plan - Sheet 3 of 3
 - Proposed First Floor Plan and Elevations - Sheet 2 of 3
 - Proposed Ground Floor Plan and Elevations, Block and Location Plan - Sheet 1 of 1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The balcony screening on the eastern elevation of the rear extension shall at all times be obscured glazed and to a height of 1.7m and retained in its entirety in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 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.