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

REF NO: FP/258/18/HH

LOCATION: 1 Crossbush Road
Felpham
PO22 7LS

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks planning permission for the construction of a single storey rear extension. The proposed extension will measure approximately 3.3m width, 4.5m in length and with a proposed height of approximately 4.5m.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council:
No objection received from Felpham Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

No response received from Arboriculturist

POLICY CONTEXT

Designation applicable to site:
Within the Built up area boundary.
Not within a Conservation area.
Tree Preservation

DEVELOPMENT PLAN POLICES

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

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. As stated in SDSP2 the key policies considered are DDM1 and DDM4.

DESIGN AND VISUAL AMENITY

The proposed extension is situated on the South elevation of the dwelling and as such will be visible within the street scene. Although the proposed will be visible from the road it is considered to be well integrated and subservient to the host dwelling. The materials used will match that of the existing dwelling and it is considered that the development will not have any unacceptable adverse impacts upon the character of the area and accord with DDM1 and DDM4.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed extension will be a proposed length of approximately 3.3m. The extension will have a maximum height of 4.5m and include 2No. Velux windows. The extension is mostly made up of glass doors and windows overlooking the garden of the property. However, it is not considered to give rise to any overlooking, overshadowing or adverse overbearing as the distance between the proposed extension has separation distance of approximately 6m to the Southern boundary and 6m to the Western boundary.

The proposal by virtue of its single storey construction and height is not considered to give rise to any unacceptable adverse impacts in terms of overlooking. overshadowing or overbearing and is deemed to accord with DDM1 and DDM4 of the Arun District Plan.

SUMMARY

The proposed development is deemed to accord with 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.

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 1826.03, Proposed garden room floor plan 1826.01 and Proposed elevations 1826.02.
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 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.