

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

REF NO: FP/259/19/HH

LOCATION: 5 Normans Drive
Felpham
PO22 8LW

PROPOSAL: Proposed new dormer, new front entrance porch and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a dormer to the front and rear of the dwelling, a hip to gable extension and porch extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
No objection
No representation

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Felpham have a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The application seeks various alterations to the front and rear of the dwelling and as such the development will be visible from the street scene.

A hip to gable extension will be constructed to the northern elevation. An additional dormer is proposed to the front elevation. There is one in existence and this will match in size and design and is considered to appear well integrated. A dormer is also proposed to the rear however this is not visible from the street scene.

The surrounding properties are similar in style and design although, the alteration is not considered to result in the dwelling appearing out of character with the area.

A porch extension is also proposed. This replaces an existing porch addition and is modest in size with a depth of 1.15m and a width of 2.45m. It will have a flat roof with a height of 2.6m. This does not extend beyond the principal elevation of the dwelling and with it replacing an existing structure, it does not appear unduly dominant upon the front elevation.

The development is considered visually subservient to the host dwelling and is not considered to give rise to adverse impacts upon the spatial pattern or character of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear dormer will have a width of 4.15m. This covers approximately half of the rear roof slope and is modest in size. It will have a height and depth of 2.5m. Due to the siting, it is not considered to give rise to adverse overlooking upon the neighbouring property at No.3.

The hip to gable extension will have two windows facing north. The neighbouring property is single storey and due to the siting and separation retained, it is not considered the alteration would result in adverse impacts upon this property.

The rear conservatory will be removed and a replacement set of doors installed to the rear elevation. It is not considered this would result in overlooking additional to that which is achievable.

The development is considered to accord with D DM1 and D DM4 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

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
 - Proposed Elevations - 1003-04
 - Proposed Section AA - 1003-05
 - Proposed Roof Plan - 1003-07
 - Proposed Ground Floor Plan - 1003-02
 - Block Plan

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 **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.