

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

REF NO: FP/260/19/HH

LOCATION: 24 Outerwyke Road
Felpham
PO22 8HX

PROPOSAL: Erection of a first floor and entrance porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor to the existing dwelling.

RELEVANT SITE HISTORY

FP/99/17/HH	Single storey rear extension & side porch canopy	ApproveConditionally 15-06-17
FP/45/16/HH	Single storey rear extension & first floor extension over existing ground floor.	ApproveConditionally 19-04-16

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICIESArun 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
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 key policies considered are D DM1 and D DM4 of the Arun Local Plan. Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application.

SITE HISTORY

An application was approved in 2016 for similar works to create a first floor extension.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a first floor and it will therefore alter the property from a bungalow to a two storey dwelling. This will significantly alter the appearance of the dwelling and is highly visible from the street scene.

The proposal retains 7.5m to the front boundary. A covered porch area will also be constructed however will be sited to the eastern side of the dwelling where the existing access is. This is modest in size, extending 0.8m from the side elevation with a depth of 3.6m.

Due to the increase in height, the development is not considered subservient however is well integrated and remains in keeping with the street scene which consists of a mixture of dwellings both single and two storey in appearance.

The proposal seeks cladding to the first floor. This will be dark grey in colour. Whilst there are limited examples of cladding in the area, the neighbouring property has grey cladding to the dormers and it is not considered that it would adversely impact the appearance of the dwelling within the street scene.

Whilst the development will alter the appearance of the dwelling, as a result of the siting, set back from the street frontage and its design it is not considered to result in an adverse impact upon the spatial pattern of the street scene or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The site is currently occupied by a bungalow with a hipped roof to a height of 5.15m with eaves to 2.6m. With the addition of a first floor the height will increase to 9m with eaves to 5.4m.

The neighbouring property to the west is a 2 storey property and with sufficient planting to the boundary

and 1.8m separation, the development is not considered to appear overbearing.

The property to the east No.26 is single storey however has large dormers to both sides. Whilst the development will increase in height there is a minimum of 4.7m retained to the boundary and this is considered sufficient to reduce an adverse overbearing impact.

The neighbouring property to the east has a number of windows at ground and first floor facing the host dwelling. The development will be situated opposite however it is considered there is sufficient separation in such that it will not give rise to an adverse overbearing or overshadowing impact.

There are 3 windows proposed to the first floor east elevation of the host dwelling. These will face the dormer windows at No.26 and serve a landing and a bathroom. 2 first floor windows are also proposed to the west and serve bathrooms. It will be conditioned they remain obscured glazed to ensure no adverse overlooking.

There will also be additional windows to the rear elevation at first floor however views are of the rear garden and are not considered to result in harm upon neighbouring properties.

Due to the siting of the dwelling with sufficient separation, the development is not considered to give rise to harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and 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
 - Block Plan and Location Plan - P03
 - Proposed Plans - P02
 - Proposed Plans - P01
 - Email dated 26.2.20 confirming cladding colour.
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 first floor windows to the east and west elevation serving bathrooms and a landing shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property 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.