

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

REF NO: FP/261/21/HH

LOCATION: 16 Normans Drive
Felpham
PO22 8LW

PROPOSAL: Single storey side/rear extension and conversion of garage with alterations to fenestration and rendering.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct single storey side and rear extensions and the convert the garage into a habitable space.

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The dwelling is a bungalow and has an attached garage and store to the south side elevation. These will be removed and rebuilt with the garage being converted into habitable use providing a hallway and storage area. To the rear is a conservatory which will be replaced with an extension which will run along the full rear and join with the side addition to the southern elevation.

The garage conversion will be visible from the street scene as will the roof of the rear side addition as a result of its increase in height by around 0.6m. The property largely retains its existing appearance from the street scene which is in scale with the size of the host dwelling.

The surrounding area feature properties of a similar appearance and the proposal is in keeping with this.

The Arun Design Guide states side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials. The proposal complies with this by largely retaining the existing appearance of the building from the street scene therefore not disrupting the composition of the street. The height of the extension exceeds that of the existing eaves which does not help with integration but does not cause such harm to the design to warrant a refusal.

With much of the development to the rear of the site and not visible from the street scene, the proposal will not result in harm upon the appearance of the dwelling or character of the area in compliance with D DM1 and D DM4 of the Arun Local Plan, the Design Guide and the ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The garage to the front side will be converted to form a hallway/storage area. It currently meets with the boundary to the south and the length and height will remain the same as existing except the garage door will be replaced with 2 entrance doors.

The side addition to the rear southern side of the dwelling will increase in height from 2.5m to 3.1m with a flat roof. This will join with the proposed rear extension. This does not result in adverse overbearing or overshadowing with the structure largely replacing existing albeit slightly increased in height.

The rear extension will have a depth of 4m and run along the full rear elevation joining with the addition to the south. This does add some bulk to the dwelling although retains 15m to the rear boundary.

The rear addition will extend slightly beyond the rear of the properties to No.18 and No.14. Due to the siting this will not intersect a 45 degree angle from the rear of No.18. To No.14 at the south, the extension will intersect a 45 degree angle when drawn from the ground floor window closest to the boundary however this serves a garage and as such is not deemed to result in adverse harm. It does comply with the 60 degree rule and is considered acceptable.

There will be doors and windows to the rear extension overlooking the rear garden. There will also be a high level window to the side addition towards the rear of the property which due to its height above

finished floor level would not result in adverse views.

Whilst the proposal adds some bulk to the property, the proposal will not result in adverse overbearing, overshadowing or overlooking upon amenity and accords with D DM1 and D DM4 of the Arun Local 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
 - Location and Block Plan - D01 Rev 2
 - Proposed Elevations - DO5 Rev 1
 - Proposed Floor Plans - DO4 Rev 1

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.