

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

REF NO: FP/264/19/HH

LOCATION: 15 Kingsmead
Felpham
PO22 7BD

PROPOSAL: Construction of dormer extensions to first floor east and west elevations to provide bathroom, shower room and wardrobes, detached double garage in northwest corner of the site.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to construct a dormer to the east and west elevation. The existing garage will also be replaced and re-sited.

RELEVANT SITE HISTORY

FP/1/17/HH	Loft conversion to create 2No. bedrooms & 2No. shower rooms, rear extension to create kitchen & dining area with balcony over	ApproveConditionally 21-03-17
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

No objection

No representation received from nearby occupiers.

CONSULTATIONS

Natural England

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)
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

PRINICPLE

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.

DESIGN AND VISUAL AMENITY

The proposal seeks dormers to the side elevations of the property and as such they are visible from the street scene. The dwelling is however set back around 16m from the front boundary.

The property has a gable roof and the dormers will be situated to both side elevations. They will have a depth of around 4.2m and when viewed from the front they appear large, meeting with the ridge height of the dwelling. However they are modest in width extending approximately 4m along the roof slope and do not appear unduly dominant on the roof slope.

They appear well integrated with the host dwelling with materials to match.

The surrounding properties are varied in style and design and the alteration is not considered to appear out of character in the area.

A replacement garage is proposed . This will be located to the front boundary of the property. The garage is relatively tall however has been reduced in height from 5.8m to 4.8m. This height was considered necessary to enable roof tiles to match the existing dwelling which will ensure it appears well integrated. The eaves height will be 2.6m.

The garage will be situated with the roof sloping away from the road which is considered to help reduce it appearing overly dominant upon the street scene. There is also a hedge around 3m in height to the north and western boundary which will help restrict the view from the road. From the plans this boundary treatment is to be retained. There is also a similar garage located at 105 Upper Bognor Road, whilst not as high is located to the front boundary.

The garage will be highly visible in the street scene however due to the nearby examples, boundary treatment and with the roof sloping away from the street scene, the development is not considered to result in significant impact in which a refusal is justified.

The development is not considered to adversely impact the spatial pattern or character of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

A dormer was approved to the western elevation on a previous application however was never built. The proposal now seeks a slightly larger dormer to both side elevations. The dormers will serve a bathroom and a dressing room.

The dormer to the west is not considered to give rise to any overlooking with no first floor windows to the neighbouring property at No. 17. There is although a neighbouring window to the east and therefore it will be conditioned the wardrobe window is to remain obscured glazed to ensure there is no adverse overlooking.

The garage due to the siting, to the front of the property is not considered to result in adverse impacts upon neighbouring amenity. Due the design and scale of the development, it is not considered to result in adverse impacts upon neighbouring amenity.

SUMMARY

The proposed development is deemed to accord with the 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

- Proposed Site Plan - 11621.09A
- Proposed Roof Plan - 11621.14A
- Proposed Elevations - 11621.08C
- Proposed First Floor Plan - 11621.05B
- Proposed Garage - 11621.19A

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 window on the eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

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.