

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

REF NO: FP/264/21/HH

LOCATION: 21 South Drive
Felpham
PO22 7PY

PROPOSAL: Single storey side and rear extension and conversion of garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey side and rear extension, including the conversion of an existing garage for habitable use.
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RELEVANT SITE HISTORY

FP/249/21/NMA	Non material amendment following the grant of FP/135/19/HH to extend the existing garage to the garden and change the roof to allow spacious rooms.	Refused 07-12-21
FP/135/19/HH	Side extension to bungalow with garage conversion.	ApproveConditionally 06-08-19

REPRESENTATIONS

Felpham Parish Council - No response

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTBuilt Up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4**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

[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

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria set by the Arun Design Guide are additionally considered.

Felpham has a 'made' Neighbourhood Development Plan, of which Policy ESD1 is of relevance to this application. Policy ESD1 is concerned with the design of new development and states new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design, and contribute to local character by creating a sense of place appropriate to its location.

SITE HISTORY

The proposed works for a single storey side extension and garage conversion were approved in 2019 (FP/135/19/HH). An NMA (FP/249/21/NMA) following the granted application was submitted but refused in 2021, proposing alterations similar to the works outlined in this application.

DESIGN AND VISUAL AMENITY

The property is a single storey detached bungalow, with detached garage to the rear (east elevation). The proposal will be situated to the side (north elevation) and rear of the property, connecting the main dwelling to the garage, and will only be partially visible from the street scene.

The proposal, including the footings of the existing garage, will be approximately 3.75m wide and 12.75m deep. It will have a flat roof, differing to the hipped roof of the host dwelling but similar in design to the garage roof. This will have minimal impact on visual amenity and is acceptable. The proposal retains 15.17m from the front boundary, with the side extension being the only development in view from the street. Given its location, visibility of extension will only occur at certain points from the street scene, restricted by neighbouring properties and shrubbery to the front boundary. The dwelling is in a residential area with a varied style and composition, with the majority of properties being detached single or two storey bungalows and dwellinghouses. The proposal is in keeping with the area and will result in no adverse harm upon the character of the dwelling, or the composition of its locality.

The proposal appears subservient to the host dwelling and is well integrated. The extension maintains the established building lines and will use materials to match that of the existing, ensuring minimal intrusion upon the visual amenity of the property.

Part M of the Arun Design Guide states that 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 and elevational design. As for rear

extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The proposal is well integrated and unobtrusive, and is considered to be in accord with the Design Guide.

The development is not considered to result in adverse harm upon the character or appearance of the local area and is in accord with D DM1 and D DM4 of the Arun Local Plan, ESD1 of the Neighbourhood Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The addition of the extension and alterations to the garage will result in the height of the garage roof increasing from approximately 2.75m to 2.95m. This change is not considered to have a significant impact on the neighbouring property given its scale and location, and will not result in adverse overbearing or overshadowing. The proposal retains a distance of 13.575m to the eastern (rear) boundary, 8.98m to the south and 0.14m to the north. Although sitting close to the neighbouring boundary line, being single storey and retaining the existing building line of the garage, the proposal is acceptable and will not be unduly harmful to residential amenity. This is in accord with D DM4.

The proposal will feature a door to the west elevation, a window, sliding door and single door to the south elevation and a rooflight, all of which do not overlook neighbouring properties. These features are deemed acceptable, given their height and location, and are well placed, posing minimal risk of intrusion upon the privacy of neighbouring properties and amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of neighbouring amenity and is in accord with Arun Design Guide.

The development is not considered to result in adverse harm upon residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Design Guide.

PARKING

The proposed conversion of the existing garage will result in a loss of a potential parking space. This loss is inconsequential, with the development retaining a sufficient amount of space on the driveway for parking. The proposal will have no adverse impact on highway safety.

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.

CIL DETAILS

This application is not CIL Liable.

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 Floor Plans and Elevations 001G, 002C
 - Location and Block Plan 003A
 - Proposed Site Plan 004
 - Existing Elevations and Floor Plans 005, 006
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.