

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

REF NO: FP/265/21/HH

LOCATION: 105 Limmer Lane
Felpham
PO22 7LP

PROPOSAL: Single storey rear extension. Replacement porch with balcony above.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks to erect a single storey rear extension that projects from approx. 3.4 to approx. 4.3m off of the rear elevation. This component extends the full width of the property, featuring rear facing glass doors and windows and 2 No. rooflights. The proposal also includes the replacement of the existing porch with a porch of the same size that features a front facing balcony.
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REPRESENTATIONS

Felpham Parish Council - No response.

No representation have been received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

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

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
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

CONCLUSIONS**PRINCIPLE**

The key relevant development policies are D DM1 & 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 host dwelling is a large, detached two storey dwelling with a substantial site area. The proposal consists of two components, a rear single storey extension and a front porch replacement that features a balcony.

The rear single storey extension extends the full width of the dwelling, projecting approx. 3.4m to approx. 4.3m off of the rear dwelling, retaining 24m of rear amenity space. The height of the proposal is approx. 2.9m in height, featuring a flat roof and 2 No. skylights. This component is not subservient but is appropriate in scale given the scale of the host dwelling and the site. The proposal is visually integrated, featuring materials that match those of the existing dwelling. The proposal is to the rear of the property but will have views from the street albeit limited, as it is a corner dwelling.

The proposed front porch replacement is of similar scale to the existing porch, increasing slightly in height from approx. 2.8m to approx. 3.2m and featuring a balcony. The scale of this component is appropriate. The design features appropriate design and matching materials to those found on the host dwelling. As such, although visible from the street, this component is visually subservient, integrated and gives rise to no adverse impacts on the street scene.

The area is characterised by large detached dwellings with their own individual character. As the design of this proposal is in fitting with its host, it is in fitting with its locality.

The proposal accords with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The rear single storey extension retains 1.2m to the western boundary. The proposal does not intersect any neighbouring 60 degree sightlines. The scale of the rear component and sufficient spacing to the western boundary, results in the rear component giving rise to no adverse impacts by way of overbearing or overshadowing on the neighbour dwelling to the west. The rear component features rear facing glass doors and windows, these give rise to no adverse impacts by way of overlooking.

The Front porch replacement with associated balcony is of similar scale to the existing porch, giving rise to no adverse impacts by way of overbearing or overshadowing on neighbouring properties. The balcony is to the front of the dwelling and as such, provides lookout over the street. It does not give rise to any adverse impacts by way of overlooking on neighbouring private amenity space.

The proposal will not result in adverse harm upon amenity by way of overbearing, overshadowing,

overlooking in accordance with D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to comply 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:

- First Floor Plan and Elevations P03
- Ground Floor Plan & Elevations P01
- Roof Plan, Block & Location Plans P03

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.