

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

REF NO: FP/267/21/HH

LOCATION: 23 Links Avenue
Felpham
PO22 7BL

PROPOSAL: Single storey flat roof rear extension with associated lantern. Single storey flat roof side porch and erection of a detached garage including demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a single storey extension to the rear of the property. A detached garage will also be constructed following the demolition of an existing.
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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
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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 extension is located to the rear of the property and is not visible from the street scene. A garage is proposed which will be highly visible.

The property is detached and has a detached single storey garage which is located forward of the principal elevation to the southern side. This will be removed and re built to the northern side.

The garage does not extend further forward than the garages existing location although moves to the opposite site on the property. The roof design will alter from a flat roof to a pitched and will increase in height. The garage sits to the front of the dwelling and retains 5.8m to the front boundary.

Whilst garages in this location are not common, there is one existence at the property and to the neighbouring dwelling and another pitched roof garage is present at No.39. The proposed garage is not considered to introduce an alien feature into the street scene in which a refusal is justified.

The Arun Design Guide states 'Front extensions must take care not to disrupt the existing composition of the street in terms of rhythm or building line'. Extensions should respond to and complement the existing character and appearance of the building. The garage is considered to comply with this. It will have a gable roof which is in keeping with the design of the surrounding properties.

ESD1 of the Felpham Neighbourhood Plan says '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 must contribute to local character by creating a sense of place appropriate to its location'. The proposal complies with this being appropriate in scale and design for its location.

Whilst the changes to the garage will result in an alteration to the appearance of the site, it is not considered to result in a significant impact and appear adversely out of character with the area. The extension proposed is not visible from the street scene.

The development accords with D DM1 and D DM4 of the Arun Local Plan, the Design Guide and the Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 5m and extend along the full rear elevation. This will have a flat roof with a height of 3.2m. This does extend beyond the rear building line of the neighbouring dwellings by some distance however the extension retains 1.2m and 2.4m to the side boundaries and as such sufficient space is retained to the boundaries to ensure the development does not appear adversely overbearing or overshadowing. The boundaries feature planting to both sides which helps to restrict much of the view.

Around 17m is retained to the rear boundary and with no properties to the rear, the development does not result in harm upon this elevation.

The extension will have 2 small windows to the side elevations however located at ground floor and with sufficient boundary treatment in place views are not considered additional to that which is already achieved from standing in the garden. Doors to the rear will overlook the garden of the host dwelling.

The garage will have a height of 3.7m with eaves to 2.8m. This is high although due to it siting and with the roof sloping away from the boundary will not result in adverse harm upon No. 25. Around 3.2m is retained from the boundary to the side elevation of No.25 and the siting of the garage does not intersect a 45 degree angle when drawn from the closest ground floor window to the boundary from this property.

The development proposed will not result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing and accord 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 - 21-1944 D01 Rev 0
- Proposed Block and Floor Plan - 21-1944 D04 Rev 0
- Proposed Elevations - 21-1944 - D05 Rev 0
- Proposed Garage - 21-1944 - DO6 Rev 0

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 existing garage shall be demolished no later than 3 months following the substantial completion of the garage hereby approved.

Reason: In the interests of the character of the area in accordance with policy 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.