

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

REF NO: FP/270/21/HH

LOCATION: 21 Poulner Close
Felpham
PO22 8HN

PROPOSAL: First floor side extension over existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor side extension above an existing garage.

RELEVANT SITE HISTORY

PAA/126/21/	1st Floor Extension	Approve Pre App 19-11-21
-------------	---------------------	-----------------------------

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

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

CONCLUSIONS**PRINCIPLE**

The key policies 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.

DESIGN AND VISUAL AMENITY

The dwelling is semi detached and has a single storey attached garage, with a first floor proposed above.

The side extension is set slightly back from the principal elevation and will meet with the ridge height of the main dwelling. This runs along the full side elevation and extends slightly beyond the rear by around 1m. The extension does propose cladding to the first floor which will be dark grey in colour. Cladding is not common in the area although its use does not result in the dwelling appearing significantly out of character with the area.

The surrounding area consists of properties of a similar style and design. Due to its siting of the property with separation to the neighbouring dwelling it will not result in a terracing affect and does not result in the dwelling appearing significantly out of character with the area.

The Arun Design Guide states 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience'. The proposal does not comply with this being the same height as the ridge although it also states 'extensions must not close important gaps in the street scene by leading to a terracing effect'. The proposal complies with this and appears appropriate in scale and massing.

The development is not deemed to result in harm upon the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The first floor would be sited above the ground floor addition matching the height of the host dwelling.

The proposal is not considered to result in adverse harm upon neighbouring amenity by way of overbearing or overshadowing. This is due to the siting of the development which is a sufficient distance from the property to the south with a footpath running alongside with a width of approximately 2.5m.

There will be an additional window to the rear although this will serve a bathroom. There will also be a bedroom window to the side elevation although this replaces an existing window and is not considered to give rise to overlooking additional to that which exists. Due to the siting and the angle of views available, it is not considered views upon the rear garden of the property at No.23 are achievable.

The proposal is not considered to result in adverse overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

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
 - Location Plan
 - Block Plan - 21-12-GD-266-07
 - Proposed Elevations - 21-09-GD-266-04
 - Proposed Ground Floor Plan - 21-09-GD-266-05
 - Proposed First Floor Plan - 21-09-GD-266-06
 - Email confirming cladding colour -1.3.22

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.