

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

REF NO: FP/274/17/HH

LOCATION: 3 Links Avenue
Felpham
PO22 7BL

PROPOSAL: Single storey front & side extensions, replace existing roof with new pitched roof & re-cladding with render & tile hanging.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
	The proposed side extensions measure approximately 2.2m wide, 6.8m long, 4m high (max) and 9m long, 1.2m wide and 4m high (max) The proposed front extension measures approximately 1.3m deep, 5.2m wide and 3.6m high (max) with a further canopy porch The roof changes involve a change at first floor level to provide enlarged rooms and wider front elevation at first floor level, being 3.4m wide and 5.5m deep. There is also Materials to be render and tile hang walls and tiles to roof.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front is open with a wall on side approximately 1m -2m high. To the rear there is a timber fence approximately 1.8m high.
SITE CHARACTERISTICS	Detached two storey property of irregular shape set on a reasonable sized plot. The property has an existing single storey addition. Materials are render beneath a tile roof
CHARACTER OF LOCALITY	Residential comprising a mixture of detached two storey, chalet and bungalows. There is the public car park to the east

RELEVANT SITE HISTORY

FP/233/06/	First floor side dormer extension.	ApproveConditionally 03-11-06
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FP/1/88	Change of use from private dwelling to guest house/hotel.	ApproveConditionally 22-02-88
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No relevant planning history

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council have no objection

No response to public consultation

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Built up area

No public sewer

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings

D SP1 Design

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

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

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DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**PLANNING**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application site is situated within an established residential area where the principle of development is acceptable subject to compliance with relevant development plan policy.

The proposed extension would be sited to the side of the existing house and built in line with the proposed front porch which is approximately 1.2m beyond the front elevation of the house. It will be sited along the side boundary with the neighbouring property and align with the rear elevation of the rear addition to the main house. There are two separate side extensions with a 1m gap between them. The proposed extensions would have a pitch roof with the rear addition altered to provide a crown style roof with two roof lights.

Although the extension effectively fills the whole of the existing gap to the side and would be visible from the street. The front extension at ground floor level is modest and when viewed with the proposed canopy and the proposed side extension would still result in cumulative form of development that is subservient to the main house.

The first floor is altered to provide a flat front elevation beneath a hipped roof, this is different to the existing mixture of roof slopes. There is also the introduction of a roof over the ground floor window. However, the roof slopes follow a similar design and produce a harmonious appearance to the property. It is considered that the design is acceptable and indeed.

Materials are considered acceptable. As such it is not considered that the proposed extension would be harmful to the character and appearance of the host property or the wider area.

Given the siting of the proposed extension there is no impact to the east as it is a public car park. The proposed extension would be built up to the boundary with the property to the west No.5. This property has a door in the side elevation and a side dormer window. However, although built up to the boundary given the height and size of the proposed extension it is not considered that the proposed development will have any adverse impact upon the amenity of the adjoining occupiers in No.5.

In summary, the proposed development is not considered to be visually obtrusive or prominent and would not have an adverse impact on the visual or residential amenity. The proposed development would comply with policies in the Arun Local Plan 2003 and Felpham Neighbourhood Plan.

The proposed development is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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 S01, S02, P01, P02 & P03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District 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.