

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

REF NO: FP/275/18/HH

LOCATION: 20 Wedgwood Road
Felpham
PO22 7JF

PROPOSAL: Double storey side/rear extension, remodelled roof and modified vehicular access and landscaping

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side and rear extension. The roof will be remodelled and the existing garage to the west will be removed. The vehicular access and landscaping to the will also be remodelled.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided no objection.

1 letter of objection from a nearby occupier.

- Concerned about the effects on drainage.
- Relocation of the driveway will interfere with a soakaway installed on the grass verge.

Comments noted. As the dwelling is located on a private road vehicle access is a private matter. An informative will be included relating to drainage.

CONSULTATIONS

Arboriculturist

Environment Agency

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Private road

DEVELOPMENT PLAN POLICES

[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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is highly visible from the street scene with the dwelling located at a corner.

To the front elevation an open porch will be constructed. It will extend a modest 0.7m beyond that of the principal elevation. This will have a pitched roof to a maximum height of 3.75m. The two storey extension will project towards the eastern elevation for 3m. This will extend along the full side elevation and along the rear to a max depth of around 1.75m. With the dwelling at a corner the development is highly visible however the proposals are considered to appear well integrated with the host dwelling. The roof is also to be remodelled however appears sympathetic in appearance to the surrounding area.

Due to the siting, the proposal is highly visible from the wider area and whilst the proposal will alter the appearance of the dwelling, due to the varied style and design of housing it is not considered out of keeping with area and not deemed to give rise to any adverse impacts upon the spatial pattern or character of the area accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed extension is sited to the eastern elevation and such is located adjacent to the road and therefore does not appear overbearing or overshadowing upon neighbouring properties retaining 0.9m to the boundary. The extension will continue along the rear elevation where the depth will reduce to a maximum of 1.75m. This is modest and ultimately infills the rear. The distance to the boundary to the west will remain as existing however the existing garage which runs along the western elevation will be removed.

With the roof to be remodelled it will increase in bulk to the rear. However due to the design and with the host dwelling sited around 2.75m behind that of the neighbouring property it is not considered to appear adversely overbearing or overshadowing upon the neighbouring property to the western elevation. A balcony and an additional first floor window will also be constructed. However due to the siting of the dwelling and windows it is not considered any overlooking would be additional to that which is already

possible.

There is a dormer window sited to the first floor eastern elevation of the neighbouring property however due to the siting of the dwelling the development is not considered to adversely impact upon it in terms of overshadowing. To the western elevation there will be 3 velux installed and 1 window to the ground floor. Due to the height above finished floor level the velux are not considered to give rise to any adverse overlooking. To the eastern elevation there will be doors to the ground floor and a velux. With a window already in existence at first floor level and any views towards the street scene it is again not considered to give rise to any adverse overlooking.

To the rear ground floor, there will be alterations to the doors and windows however any additional views will be of the rear garden and are not considered to increase from that which are already possible with sufficient fencing and hedging in place.

Whilst the development proposes a significant change to the dwelling, it is not considered to give rise to any adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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

- Proposed Floor Plans and Existing Crossover - 18/149/SK03A
- Existing and Proposed Roof Plan - 18/149/SK05
- Proposed Section - 18/149/SK06
- Proposed Elevations - 18/149/SK04
- Location and Block Plan - 18/149/Loc
- Email confirming materials

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The balcony screening shall be constructed as shown on the approved plan 18/149/SK04 to the southern elevation and retained in its entirety in perpetuity. The balcony shall also not be used until the balcony guarding is completed.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies DDM1 of the Arun Local Plan.

- 4 INFORMATIVE: Surface water drainage should be designed and constructed to comply with building regulation requirements. Infiltration should be fully investigated, if however it is found that infiltration does not work controlled discharge to ordinary watercourse will be required. The applicant should be aware that any proposals to discharge flows to a watercourse require Ordinary Watercourse Land Drainage Consent prior to works.

Arun District Council requires 3m clearance between any structure and the bank of an ordinary watercourse and 3m clearance between any structure and a culverted ordinary watercourse. This is to ensure that no construction will occur that will limit the current or future landowners ability to conduct maintenance to the watercourse in line with their responsibilities under the Land Drainage Act 1991.

- 5 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.