

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

REF NO: FP/276/18/HH

LOCATION: 31 South Drive
Felpham
PO22 7PY

PROPOSAL: Single storey rear extension & conversion of roofspace to habitable use to include a front & rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the rear of the property. The roof will also be converted to habitable space and a dormer will be constructed to the front and rear elevation.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
 Felpham Parish Council provided no objection to the application
 No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
 Built up area boundary

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)
DSP1	D SP1 Design
SDSP2	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

CONCLUSIONS

PRINCIPLE

The proposed development is 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 development proposes a dormer to the front elevation of the property and is therefore visible from the street scene.

The surrounding area consist of housing of a mixed character and design with No.42 also having dormers to the front similar to what is proposed and it is therefore considered the development is not out of keeping with area. The proposed development appears subservient and well integrated with the host dwelling. The proposed dormer is modest in size and does not appear overly dominant to the front elevation of the dwelling.

The bulk of the proposal is to the rear of the dwelling and as a result it is not considered the development will adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development seeks a dormer to the front and rear elevation of the dwelling. The front dormer is modest is size and will have views over the street scene. Due to its siting it is not considered to appear overbearing or overshadowing upon neighbouring properties.

The dormer to the rear will be larger and set around 0.7m below that of the ridge height of the dwelling. It will have a width of 4.55m and a depth and height of 2.6m. Due to the siting it is not considered to appear overbearing or overshadowing upon the neighbouring property to the east with sufficient separation retained. There will be 2 windows to the rear dormer with them serving a landing and bedroom however again due to the siting and with 18m retained to the rear boundary, it is not deemed to give rise to adverse overlooking upon neighbouring amenity.

The proposed rear extension will extend to a depth of approximately 2.9m. This will extend around 1.85m beyond that of the existing garage. This would retain around 1m the eastern boundary and 5.85m to the west. The rear extension will meet in line with the rear wall of both neighbouring properties and as such is not considered to result in any adverse overshadowing. The roof will be flat to a height of around 2.8m to a maximum of around 3.2m with the installation of a roof lantern.

Due to the siting and height of the proposed rear extension, it is not considered to give rise to any adverse impacts upon neighbouring amenity. Any additional views will be of the rear garden and are not considered to increase from that which are already possible with the development at single storey and sufficient planting and fencing in place.

A window is also proposed to the eastern side elevation of the dwelling. This is to be obscured glazed as shown on the plan to ensure there is no adverse impacts as a result.

The development as proposed is not considered to give rise to any significant overshadowing, overbearing or overlooking upon neighbouring amenity 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
 - Block Plan
 - Proposed and Existing Ground Floor Plan - 18/1329/01
 - Proposed First Floor Plan - 18/1329/02
 - Proposed and Existing Elevations and Roof Plan - 18/1329/03
 - Location Plan

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 first floor window on the eastern elevation of the building shall all times be glazed with

obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 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.