

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

REF NO: FP/28/19/HH

LOCATION: 12 Thirlmere Way
Felpham
PO22 8NQ

PROPOSAL: Proposed side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct an extension to the side of the dwelling.
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RELEVANT SITE HISTORY

FP/128/05/	Loft conversion with front and rear dormers.	ApproveConditionally 31-08-05
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council objected stating there was insufficient information provided.
No representation received from nearby occupiers.

Comments noted. It is not considered there was insufficient information. The works proposed were clearly identified with the submission of plans showing the existing and proposed floor and elevations and block plan.

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
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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 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 is considered to comply with this policy.

DESIGN AND VISUAL AMENITY

The proposed development is situated to the side of the dwelling and will therefore be visible from the street scene.

The surrounding properties vary in style with some example of side extensions present nearby. The proposal is therefore not considered to result in the dwelling appearing out of character with the area.

The extension is modest in size and will be constructed of materials to match existing. It is therefore considered well integrated with the host dwelling. It is also set behind that of the principal elevation and as a result is not considered to appear unduly dominant upon the street scene.

The proposal is not deemed to 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 extension will have a width of 2.4m and a length of 12m which will run along the southern elevation of the dwelling. This will extend 3.75m beyond the rear elevation of the host dwelling. The extension will have a maximum height of 3.6m with a height of 2.4m to the eaves. It will have a lean to roof where it will form a hipped roof to the rear. There is an existing structure in place albeit slightly smaller which this will largely replace.

The side extension is not considered appear adversely overbearing or overshadowing as a result of its siting and modest size. There is also sufficient boundary treatment in place.

The proposal will have a window which will overlook the street scene. There will also be 4 velux to the southern elevation of the extension however due to their height above finished floor level they are not considered to view rise to any adverse views upon neighbouring amenity. There is a door to the northern elevation however this will overlook the rear garden of the host dwelling and with 5.8m to the boundary to the north it is again not considered to provide any adverse overlooking.

The proposal is not deemed to harm 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
 - Ground Floor Plan as proposed 1562-1
 - Elevations as Proposed - sk-3
 - Location and Block Plan - Rev A

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity 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.