

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

REF NO: FP/28/20/HH

LOCATION: 23 Middleton Road
Felpham
PO22 6BL

PROPOSAL: Proposed front extension, fence and entrance gates.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to the front of the dwelling. New boundary treatment will also be constructed along the front elevation of the property with new entrance gates.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
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

The key policies considered are D DM1 and D DM4 of the Arun local Plan. Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The development is situated to the front of the property and will be visible from the public realm. The development will consist of a single storey extension to the front of the property. This will be situated to the centre of the property and will increase the size of the entrance porch.

The surrounding properties are similar in style and design however at single storey the proposal is not considered to appear out of character. 14m will be retained to the front boundary which will consist of new fencing and therefore the view is partially restricted.

The extension will have a depth of approximately 2.1m and will meet in line with the existing garage.

The proposal will also construct new boundary treatment which will run along the front elevation of the property with a width of around 12m. This will consist of a fence and new entrance gates with height of around 1.4m. The neighbouring properties have similar boundary treatment to a similar height and therefore the proposal is not considered to appear out of character with the area or unduly dominant upon the street scene.

The proposal is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The front extension will have a depth of approximately 2.1m and a width of 3.3m. It will have a height of 2.85m with a flat roof. The extension retains 5.1m to the eastern elevation which is considered sufficient to ensure the development does not appear overbearing or overshadowing upon neighbouring amenity.

There will be a door to the front, with views over the front garden and street scene and as such is not considered to result in overlooking. As a result of the siting of the new boundary treatment, it is not considered to result in adverse impacts upon amenity.

It is not considered to give rise to adverse impacts upon neighbouring amenity and as such is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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 and Block Plan (January 2020)
- Proposed Plans - (January 2020)
- Street Scene - (January 2020)

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 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 D DM1 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.