

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

REF NO: FP/28/21/HH

LOCATION: 99 Limmer Lane
Felpham
PO22 7LP

PROPOSAL: Two storey extension to side and rear and single storey front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Felpham Parish Council:
No objection

One letter from a group:
- No objection provided new plans are submitted showing no works to the north western elevation.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Within the 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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy ESD1 of the Felpham Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy E SD1 outlines new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front, rear and side of the dwelling. The dwelling is situated on the private estate. The proposed works will be highly visible from the public realm with the works being to the front and side in an area which comprises mainly of open front gardens.

There will be a porch to the principle elevation with a width of 2.3m and a depth of 1.65m. The single storey nature and size of the proposed front porch is considered to be a subservient addition with minimal impact on the host dwelling.

The side extension is comprised of two part the first being an extension to the ground floor adding a width of approximately 1.2m to the side of the garage which would then extend the depth of the property to meet the new two storey rear aspect of the proposal. This addition would have a pitched roof with a height of 2.3m at the eaves which would leave 0.15m to the boundary, whilst this is not much of a gap there is boundary screening and fencing can be placed to 2m meaning it is not considered to cause any overbearing impact on the neighbouring property to the west.

The second aspect of the side extension comes in the form of a first floor extension. This will add 3m to the height of the garage with a pitched roof to match that of the existing dwelling house, with an eaves height of approximately 5.2m and a maximum pitch height of 7.7m. Like the ground floor aspect this will run the depth of the property and meet the proposed rear extension creating a total depth of 11.1m. Whilst this is a large addition to the side of the property it is well integrated appearing sympathetic in appearance to the design of host dwelling meeting with the ridge height. Matching materials are proposed. There is sufficient space retained to the side elevation of the dwelling in such that it does not appear as an overdevelopment on the site with the majority of the amenity space for the property to the side.

The rear extension will be 4m in depth and have a width of approximately 9.5m to meet the side extension forming a full width extension to the rear of the property. This will have three pitched roofs, with a flat section in the middle to host a sky lantern. Due to the location of the neighbouring properties the proposal does not go past the existing rear elevations of the neighbours as such it is not considered to be harmful to the character of the area nor is it considered to overshadow or overbear.

Due to the design and siting of the dwelling, it is not considered to adversely impact upon the appearance of the street scene and as such is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified

in section C.06 of the design guide.

Section M, refers to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling. Whilst this section explains extensions should not be over 50% it is considered that the proposed scheme is acceptable due to the lack of adverse impact.

RESIDENTIAL AMENITY

The side extension is situated to the western elevation and will have a width of 1.2m at the ground floor which will run along the boundary, at the first floor there is proposed to be a gap of 1.85m to the boundary allowing for a break at the first floor between the two properties. To the rear there is proposed to be a 4m deep extension that runs the full width of the house retaining 23.2m to the rear boundary of the property, this is considered to be ample space to avoid overlooking the neighbouring properties.

There will be additional windows and doors to the northern elevation at the ground floor, due to the location with views over the garden, it is not considered to provide adverse overlooking. To the first floor there are 4 windows overlooking the main amenity space to the north. It is noted there will be no openings on the side elevations which allows the proposal to not overlook the neighbouring properties amenity space. There will also be the addition of a roof lantern on the flat roof portion of the rear extension.

Whilst the proposal is large in nature it is considered that due to the distances between the proposal and the boundaries there is sufficient distance to avoid overshadowing and overbearing impact on the neighbouring properties.

The development is not considered to result to adverse impacts upon neighbouring amenity and as such is deemed to comply with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with 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.

CIL DETAILS

This application is not CIL Liable.

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 Plan
 - Existing Elevations and Block Plan 655/01/02
 - Existing Plans 655/01/01
 - Proposed Plans 655/01/03
 - Proposed Elevations 655/01/04
 - Ground Floor 655/01/05
 - First Floor 655/01/06

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 **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.