

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

REF NO: FP/31/21/HH

LOCATION: 1 Ormesby Crescent
Felpham
PO22 8EN

PROPOSAL: Removal of existing conservatory and erection of single storey side extension and boundary fence

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks the removal of existing conservatory and erection of single storey side extension and boundary fence.

RELEVANT SITE HISTORY

FP/161/96	Continuance of use without compliance with Condition No.1 imposed under BR/168/56-to allow siting of 1.5 metre high fence.	ApproveConditionally 11-12-96
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REPRESENTATIONS

Felpham Parish Council - No Objection.
Nearby occupiers - no representation.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[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 in the built-up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham Parish Council has a made Neighbourhood Plan. Policy ESD1 is of relevance the application and the proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property is a detached bungalow with driveway and garden area situated in the south eastern corner of Ormesby Crescent. The property has an existing conservatory situated on the eastern side elevation and an existing boundary fence located on the north, east and southern sides. The extension will be partly visible from the street scene, although views will be restricted by the boundary fence.

The single storey side extension will be situated on the eastern side elevation and replace the existing conservatory. The extension will have a width of 4.32m and depth of approximately 3.25m. The extension will be situated around 8.0m from the south side boundary and 3.3m from the eastern side boundary. Due to the siting and scale of extension, it will be in-keeping with the existing property and surrounding character of area. The extension will have a flat roof. The extension will have a window on the southern elevation facing the street scene and it will have new double doors on the northern elevation facing the garden. The extension will have a single roof lantern.

The proposed materials match existing consisting brick walls, felt roof tiles, UPVC windows and UPVC door. The materials visually integrate with the dwelling so comply with D DM4 of the Arun Local Plan.

The proposal will construct a boundary fence which will replace the existing fence and will be situated on the north side located next to driveway, eastern and southern sides of the property. The fence will be 1.8m in height. This is higher than the existing fence (1.63m in height). The fence will include a gate in the same place as original fence gate situated on the southern side of the property boundary.

The fence materials will be of similar construction to the existing fence, consisting of timber panelled fencing.

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 side extension will have a width of approximately 4.32m and a depth of 3.25m. It will have a height of approximately 2.75m with a flat roof. The extension retains 3.3m from the eastern side boundary however there are no neighbours directly to the east so there is no harm on overbearing or overshadowing upon neighbouring amenity. Also the new proposed fence will restrict views from street scene.

The extension will have double doors on the northern elevation of extension facing the garden however

there is no harm in overlooking to neighbours to the north due to the large distance of 11m retained to the northern boundary of the property. The new proposed window on southern elevation of extension faces the garden area to south and road. Due to no direct neighbouring properties to south there is no harm to overlooking on neighbouring properties.

The proposed fence will be slightly higher at 1.8m than the existing boundary fence at 1.63m however it is not deemed to have adverse impacts upon neighbouring amenity and the proposal does not compromise the established spatial character of area.

The proposals are 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 and Section M of the Arun Design Guide.

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 Plan, Block Plan and Proposed Floor Plan and Elevations Sheet 1 of 3
 - Existing and Proposed Boundary Fence Sheet 2 of 3
 - Existing Floor Plan and Elevations & Proposed Roof Plan Sheet 3 of 3

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.