

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

REF NO: FP/31/26/HH

LOCATION: 9 Roundle Square
Felpham
PO22 8LA

PROPOSAL: Single storey front and first floor side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/108/16/HH	Side two storey extension & rear single storey extension plus front porch extension.	ApproveConditionally 06-07-16
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REPRESENTATIONS

Felpham Parish Council - Objection due to insufficient information; no north point or distance to boundaries.

No representation received from nearby occupiers.

Parish Council objection acknowledged, it is noted that a North point and distance to boundaries were provided as part of initial submission.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Tree Preservation Order.
Within Built-Up Area Boundary.
2km Buffer for Site of Special Scientific Interest.
CIL Zone 4.

DEVELOPMENT PLAN POLICIES

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

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

res)

PLANNING POLICY GUIDANCE:

- NPPF National Planning Policy Framework
- NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

- SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached two-storey dwelling along Roundle Square. This application seeks planning permission for the construction of a single storey front extension and first floor side extension.

The single storey front extension would have a width of 10m and would extend 1m beyond the existing front elevation which contains a small porch. The extension would infill the south eastern corner of the built form, extending a maximum depth of 7.5m. The proposed front extension would be visible within the street scene, and it would extend closer to the highway than the existing porch which it would replace. Notwithstanding this, it is noted that the street scene is varied, with various extensions and porches present. The proposed extension would have a pitched roof finished with tiles to match the existing roof. The walls would be rendered to match the ground floor of the host dwelling. The extension would reflect the character and appearance of the host dwelling. The proposal would introduce an additional door within the principal elevation. While this door would be partially visible from the street scene, it would be mostly screened by mature hedging to the front and provides outside space to the internal annexe. As such, the proposed extension would not appear unduly prominent within the street scene, nor would it result in demonstrable harm to the character or appearance of the host dwelling, street scene, or wider area.

The first-floor side extension would have a maximum width of 6m and a maximum depth of 12.9m and would extend over the existing single storey element and part of the proposed single storey extension. The proposed first floor side extension would include extending the existing crown roof of the existing dwelling. The first-floor extension would not fully accord with the Arun Design Guide (ADG) guidance that encourages first-floor extensions to be set back from the front elevation and stepped down from the main ridge line of the host dwelling. According to the ADG, side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposed extension would not appear as a subservient addition to the host dwelling, however it would integrate well with the existing dwelling as the extension would retain the character of the property by featuring matching materials to the existing dwelling and the extension would have a pitched roof form, reflecting the existing dwelling. Furthermore, there are a number of examples of extensions and alterations to dwellings which fill their plots along Roundle Square. As such, the extension would not appear out of place within its context and the proposed first floor side extension would not result in harm to the character of the host dwelling or street scene.

Overall, the proposed development would alter the character of the dwelling in terms of its non-subservient scale and massing, however given the use of matching materials and the overall design of the proposed extension, the proposed development would not result in harm to the character or appearance of the host dwelling and the extension would integrate well with the existing. The proposal is

therefore in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the Felpham Neighbourhood Plan policy ESD1.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The application site has neighbours to either side and the rear. The single storey extension would adjoin the east (front) elevation and infill within the south (side) elevation. A spacing of 1.1m would be retained to the south boundary. Given the proposed extension would not advance any closer than the existing relationship between the application site and neighbouring properties, the single storey extension would not result in harm by way of overbearing or overshadowing impacts to the neighbours. One additional window is proposed within the side elevation, however views would not be significantly different to those currently obtained. The proposed fenestration within the front elevation would have an outlook of the application site frontage and would not result in any overlooking.

The first-floor side extension would extend over the existing single storey element and part of the proposed single storey extension to the southern flank elevation of the host dwelling. It would not extend beyond the existing distance to the boundary with this neighbour. The construction of the extension 1.1m from the shared boundary is likely to result in some overshadowing and overbearing impacts but would not give rise to unacceptable impacts that would warrant a refusal on these grounds. Fenestration proposed within the first-floor side extension serves bathrooms and given the siting of these windows, it is therefore reasonable to condition these to be obscurely glazed and non-openable below 1.7m, as such there would be no overlooking impacts as a result of the side extension.

Overall, the proposal would not result in any significantly adverse impacts by way of overbearing, overshadowing, or overlooking that justify a reason to refuse the application. The proposal is in accordance with ALP policies D DM1 and D DM4.

SUMMARY

The proposed development is in accordance 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

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:

Block Plan, Location Plan and Proposed First Floor Plan
Proposed Ground Floor Plan
Proposed Elevations and Roof Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The two windows on the first floor southern flank elevation of the two storey side extension hereby permitted, shall at all times be glazed with obscured glass and non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.