

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

REF NO: FP/32/22/HH

LOCATION: 8 Longport Road
Felpham
PO22 7JU

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension.
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REPRESENTATIONS

Felpham Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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 2019-31 Policy ESD1](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and criteria outlined in the Arun Design Guide is also considered.

Felpham has a 'made' Neighbourhood Development Plan, of which Policy ESD1 is relevant. This policy is concerned with the design of development and states 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 contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property, and will not be visible from the wider area.

At present, there is an existing rear extension to the southern side of the property. The proposal will replace this, extending slightly further west, and will also include an extension from the rear elevation of the property. This will retain the width of the property, which is around 10.86m, with part of the extension projecting 3.3m, and the other 5.3m. It is a modest extension, and will have a low pitched lean to roof, which although not following the same angle as the existing, will not appear unduly out of place and is acceptable. Being to the rear, the proposal will not be visible from the street scene, and will have no impact on the composition or appearance of the area. The area itself is comprised of mainly detached two storey dwellings, with a mix of varied style and design. The proposal is in keeping with the general character of the area, and will have minimal harm on visual amenity.

The proposal appears subservient to the design of the host and is well integrated. It will use materials matching the existing where possible, with the only exception being the GRP flat roofing system. This is acceptable, and will help to ensure there is minimal intrusion on the character and appearance of the property. The proposal is in accord with the Neighbourhood Plan, and will not have an adverse impact on the local character of the area.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. Despite having a lower pitched roof than the host, the proposal integrates well with the existing, and will have little harm on visual amenity. It is in accord with Part M.

With no viewpoints from the wider area, the proposal will not result in harm upon the appearance or character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Felpham Neighbourhood Plan, and Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey, and will have a lean to roof with a height of approximately 3.06m, and 2.7m at the eaves. This roof will include three rooflights, all of which are flush and pose no risk of harm to residential amenity. It retains 1.2m to the north boundary, a minimum of 13.5m to the west and 0m to the south boundary. Arun Design Guide recommends the use of the 45 degree rule for detached properties, in order to assess any impact there may be on neighbouring properties. The extension does marginally conflict this line when taken from the rear of No.10, but this is very minimal and not of significant harm to residential amenity. Given the scale of the proposal, there will be no adverse overbearing or overshadowing of neighbouring properties No.6 and No.10, and as such is an acceptable development. It is in accord with D DM4.

In addition to the rooflights, the extension will feature windows and doors to the west elevation, and doors to the north. These features will not unduly overlook any neighbouring properties, and are acceptable, posing no risk of adverse harm to residential privacy or amenity.

Arun Design Guide states that extensions should not negatively impact, and instead 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 proposal exhibits no features that pose adverse harm to residential amenity, and will not result in any adverse overbearing, overlooking, or overshadowing. This is in accord with the Design Guide.

The development will not be unduly harmful to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

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 and Site Plans 383-01
- Proposed Plans 383-04
- Proposed Elevations 383-05

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.