

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

REF NO: FP/35/20/HH

LOCATION: 99 Flansham Park
Felpham
PO22 6RB

PROPOSAL: Single storey rear extension, extension to existing garage and conversion of garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct an extension to the front and rear of the property and to convert the garage for habitable use.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
No objection
No representation received

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
SDSP2	SD SP2 Built-up Area Boundary

[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 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 and rear of the property and will be partly visible from the wider area.

The development at single storey appears subservient to the host dwelling, with materials to match the existing.

There is currently an attached garage to the northern elevation and there will be small extension to the front of this with a depth of around 1.8m. This retains 8.2m to the front boundary of the property and does not extend beyond the principal elevation.

There is currently a garage door fronting the street scene and this will alter to a door and a window as it will be converted to habitable accommodation.

The surrounding area consist of similar properties with garages visible however due to the siting of the garage with it set back from the street scene, the alteration is not considered to result in the dwelling appearing out of character in the street scene.

The remainder of the development is to the rear of the site and with few viewpoints, the proposal is not considered to impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

To the rear of the dwelling, there is an existing conservatory which extends 3m. The existing garage also extends beyond the rear of the property by 2.6m. The development to the rear will be removed and replaced with an extension of 3m depth which will run along the full rear of the property.

The extension will have a flat roof with a height of approximately 2.7m. There will be 3 rooflights with a maximum height of 3.15m.

The extension retains 1.4m to the southern boundary and with the extension to this elevation retaining the existing depth, it is not considered to appear overbearing or overshadowing upon neighbouring amenity.

The extension to the garage at the northern elevation again is also not considered to result in adverse impacts with no windows to the neighbouring side elevation.

There will be new doors to the rear and also a window to the extension facing south. However at single storey and with the existing conservatory of glass construction, views are not considered to increase from that which are already achievable.

Due to the modest size of the extension and its siting, it is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The alteration of the garage to habitable accommodation will result in the loss of 1 parking space. However there is sufficient space to the front of the property for approximately 2 cars and with plenty of off road parking available, the alteration is not deemed to give rise to adverse impacts upon the highway as a result.

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
- Existing Plan and Block Plan - 001
- Proposed Plans - 003

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.