

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

REF NO: FP/39/25/HH

LOCATION: 21 Goodwood Avenue
Felpham
PO22 8EH

PROPOSAL: Single storey rear extension with steps, front canopy, conversion of loft to habitable use with rear dormer and alterations to fenestration. Widen driveway entrance with new electric gate and pedestrian access.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - Objection as not in keeping with the street scene.

1 letter of objection from nearby occupier.

- The creation of the 'boxy' room construction is out of keeping with any other properties in the same South visual sweep of South Road and Goodwood Avenue. It is not an appealing design with its huge expanse of glazing.
- The South roof elevation would be visible to the public from South Road and the Public Footpath alongside the Felpham Community College. It would be further exposed when the trees in a neighbouring property are significantly cut back, as will happen in the next few weeks.
- The wall of glass would look directly into the side window in my property. It will also completely overlook my garden and swimming pool (when the trees are cut back). This will remove garden privacy that has existed for over 30 years.

Comments noted and will be addressed in conclusions section.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.
Tree Preservation Order (TPO ref - BOGNOR NO.5).

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)

[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:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is two storey detached bungalow along Goodwood Avenue. The application seeks planning permission for the construction of a single storey rear extension with steps, front canopy, conversion of loft to habitable use with rear dormer and alterations to fenestration. The driveway entrance would be widened with new electric gates and pedestrian access. The majority of the proposed works would be visible from the street scene.

During the course of the application, the proposed car port was removed from the application as it would extend significantly forward of the existing front building line, and would not be in keeping with the character of the area. As the car port has been removed from the application, it is not considered further.

The proposal would include the installation of a gate. Whilst the gate would enclose the application site frontage, it is noted that there are other gates of a similar design and scale to the front of other dwellings within the street scene. As such, the proposed gate would not appear prominent within the street scene, nor result in harm to the character or appearance of the street scene or wider area.

The rear extension would measure approx. 3.6m in depth and would have a width of approx. 11.2m. To the rear of the extension, a raised terrace is proposed. The rear extension would have a flat roof with two rooflights, and the materials would match the existing dwelling. Two sets of bi-fold doors would be inserted within the rear elevation of the extension. The size and scale of the extension would be acceptable and would appear proportionate in depth to the host dwelling. Furthermore, the elevational treatment would match the existing dwelling, and the materials would be appropriate. The extension would be a visually subservient and visually integrated addition to the property, in accordance with Part M of Arun Design Guide.

The loft conversion would include an extension to the existing staircase tower, up to second floor level, with a pitched tiled roof. The stair extension to the front elevation would appear proportionate to the front roof slope and the loft conversion and whilst it would alter the external appearance of the dwelling, it is noted that the street scene is varied, and the proposal would be a continuation of an existing feature. As such, the proposed extension is in accordance with the Arun Design Guide (ADG).

The rear dormer would measure approx. 1.7m in depth, 5.5m in width and 2.5m in height. Given the siting of the dormer within the rear roof slope of the dwelling, it would not be readily visible from the street scene, although some views are available from the side street scene. Five full length windows are proposed within the rear elevation of the dormer. The dormer would be finished in external materials to match the host dwelling. The rear dormer would have a flat roof, extending across the loft extension. The dormer would be set down from the main ridge line of the host dwelling, set in from the from the sides and it would be set up from the eaves. Furthermore, the dormer would not project beyond the original footprint of the property which would minimise any visual harm upon the locality. Additionally, all external materials will match the original building, which complies with the Arun Design Guide. Overall, given that

a rear dormer of a comparable size and scale could be constructed under permitted development, the proposed dormer is acceptable.

The front porch would be open style with a stone terrace and oak posts over. A pitched roof is proposed to the front porch and would be finished in materials to match the existing dwelling. The porch would be approx. 1.5m deep x 5.1m wide with a maximum ridge height of 3.9m. The porch would integrate well with the host dwelling and would not be visually obtrusive within the street scene and given the existing variation within the wider street scene and that the porch would reflect the character and appearance of the host dwelling, the porch would not result in harm to the character or appearance of the dwelling or street scene.

It is stated in the Arun Design Guide (ADG) that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. Front extensions should be no deeper than 1.5m. The front porch would comply with this guidance.

The proposed development would alter the original character of the property; however, the host dwelling would retain a pitched roof form, reflecting the character and appearance of the existing property. The proposed rear dormer would add bulk to the rear roof slope, however the dormer would be set down from the main ridge line of the host dwelling, set in from the side elevations and set up from the eaves of the host dwelling. As such, the rear dormer would be a somewhat subordinate addition within the rear roof slope. Furthermore, it is acknowledged that the street scene of Goodwood Avenue and the wider area is varied in terms of extensions and alterations. As such, the proposed extensions and alterations would not appear at odds with the wider character of the area.

In design and visual amenity terms, the proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP) and the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states 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 proposed loft conversion would not alter the existing roof in terms of bulk and massing and would not result in any overbearing or overshadowing effects to neighbouring properties.

The front porch would be set in from the boundaries of the application site. Given the spacing between the front porch and neighbouring properties and the size and scale of the porch, the porch would not result in any overbearing or overshadowing effects to neighbouring properties.

The proposed rear dormer would be contained within the existing rear roof slope of the host dwelling and would not result in overshadowing or overbearing impacts to neighbouring properties. The five full length windows proposed in the south (rear) elevation of the dormer would look onto the rear garden amenity and would be set back from the rear boundary fence by approx. 21m. Whilst views of neighbouring gardens would be available from the proposed fenestration within the dormer, these views would not be dissimilar to those already available from the existing first floor level fenestration. Whilst the perception of overlooking would be increased, the dormer would not result in significant levels of increased overlooking to neighbouring properties when compared with the existing situation. The increase in the perception of overlooking from the proposed dormer would not result in demonstrable harm to neighbouring properties so as to justify the refusal of planning permission in this regard. Therefore, the proposed rear dormer is acceptable.

The proposed rear extension would be set in from the side boundaries of the application site, and given the depth, height and roof form of the rear extension, the spacing maintained between the extension and neighbouring properties and the existing boundary treatment along the eastern side boundary, the proposed rear extension would not result in overbearing or overshadowing impacts to neighbouring properties. The proposed pergola would be an open structure, and would be set in from the eastern side boundary. As such, the pergola would not result in any harm to neighbouring properties. The proposed patio area would be of a similar height and scale to the existing, and would not result in any harm to neighbouring properties.

The proposed extensions would contain fenestration within the front and rear elevations of the dwelling. The outlook from the proposed fenestration would not be dissimilar to views available from the existing fenestration. As such, the proposed fenestration would not result in unacceptable overlooking.

The development would not result in adverse harm on residential amenity and is therefore in accordance with Part M of Arun Design Guide and policy D DM4 of the Arun Local Plan.

SUMMARY

The proposal 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

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/Block Plan E-001B Rev B.
Proposed Site Plan P001A Rev A.
Proposed Ground Floor Plan P002B Rev B.
Proposed First and Second Floor Plan P003A Rev A.
Proposed Elevations P004B Rev B.
Proposed Elevations P005B Rev B.
Proposed Materials P006A Rev A.
Proposed Sectional Elevation and Gate Elevations Plan P008A Rev A.
Biodiversity Enhancement Statement (received - 19-03-25).

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

- 3 The materials and finishes of the external walls and roof of the front porch and front staircase extension (loft level) hereby permitted shall match in colour and texture those of the existing building. The materials and finishes of the external walls of the rear extension and rear dormer hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policy D DM1.

- 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.