

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

REF NO: FP/39/26/HH

LOCATION: 21 Westmorland Drive
Felpham
PO22 8LZ

PROPOSAL: Single storey side and rear extension, and conversion of loft to habitable use with rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
2km Buffer for Site of Special Scientific Interest.
TPO (Bognor NO.9)

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:

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a semi-detached two-storey dwelling. Planning permission is sought for the demolition of existing conservatory and its replacement with a single-storey rear and side extension, together with a loft conversion including a rear dormer.

The proposed rear extension would partially occupy the footprint of the existing conservatory and it would form a wraparound addition. The rear extension would project approximately 4m beyond the rear elevation and, where it adjoins the side extension, would have an overall width of approximately 8m. The extension would be constructed in matching facing brickwork and incorporate a hipped roof design, with a maximum ridge height of approximately 3.7m and an eaves height of approximately 2.4m. Fenestration would comprise a casement window, light grey aluminium French doors, and three rooflights within the roof slope.

Although the rear extension exceeds Arun Design Guide (ADG) guidance, which advises that single-storey rear extensions should not exceed a depth of 3.3m, it would have limited visibility from the public realm. It would incorporate a sympathetic roof form and materials that would reflect the character of the host dwelling. As such, the departure from the ADG would be acceptable.

The side extension would measure approximately 3m in width and 6m in depth and would adjoin the rear extension along the eastern flank of the dwelling. It would continue the proposed hipped roof form of the rear extension, with a maximum height of approximately 3.7m and an eaves height of approximately 2.4m. Fenestration would be limited to a single rooflight within the roof slope.

The side extension would not be visible within the street scene due to the screening provided by the existing pitched-roof garage positioned forward of the extension. As a result, the extension would be set back by more than 7m from the principal elevation, exceeding the ADG recommendation of a 1m to 1.5m setback. It would also be set down by more than 0.5m from the existing ridge height, in accordance with the ADG guidance.

When considered cumulatively, the rear and side extensions would not appear as wholly subservient additions to the host dwelling. However, extensions of a comparable scale and form are prevalent within the surrounding area, including at the adjoining neighbouring property, which benefits from a similar rear extension. Consequently, the proposed additions would not appear incongruous or out of keeping with the established character of the locality in accordance with Arun Local Plan (ALP) policy D DM1.

The proposed internal part garage conversion would not result in any external changes and as such, would not result in harm to visual amenity.

The loft conversion would include the construction of a rear dormer measuring approximately 5.5m in width and 4m in depth. The dormer would feature a flat roof with a maximum height of approximately 2.2m and would be finished in grey slate cladding. Three vertically proportioned windows would be installed within the rear elevation of the dormer. It is noted that a dormer of a broadly similar size and scale could be erected under permitted development rights, albeit with materials matching the existing roof.

The proposed dormer would increase the bulk of the roofscape and would not utilise matching external materials. Consequently, it would not be a subservient addition to the host dwelling. Nevertheless, the dormer would be positioned on the rear roof slope and would have limited visibility from the public realm. Whilst the surrounding area is characterised by the use of hanging tiles, the proposed use of slate cladding in this location would not result in unacceptable visual harm.

The main ridge height would be retained, and the proposal would not extend beyond the original footprint

of the property. These factors would assist in minimising any visual impact upon the character and appearance of the locality. In addition, a comparable dormer has been constructed on the neighbouring property and together with the permitted development fallback position the dormer would be acceptable and in accordance with ALP policy D DM4(c).

Overall, the proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and would be in accordance with ALP policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed development would extend up to the shared boundary with the neighbouring dwelling to the west and would adjoin the boundary treatment to the east.

Notwithstanding this, the proposed rear extension would align with the built form of the adjoining dwelling to the west, which already benefits from a similar rear extension and would not project beyond this form. As such, the development would not result in overbearing impacts or overshadowing of neighbouring occupiers to the west.

The side elevation wall of the neighbouring dwelling to the west is located approximately 2.3m from the proposal. Given the modest height of the extension, the hipped roof form which slopes away from the shared boundary, and the existing separation distance between the properties, the proposed side extension would not result in unacceptable overbearing or overshadowing impacts.

The proposed ground floor openings would largely replace existing windows and doors and would therefore not give rise to any additional overlooking. Due to their position and angle, the rooflights would not afford direct views towards neighbouring properties. The proposed single storey extensions would not result in overlooking or loss of privacy to neighbouring occupiers.

The proposed rear dormer would adjoin the existing dormer structure on the neighbouring property to the west. It is acknowledged that a dormer of a broadly similar size and scale could be constructed under permitted development. Furthermore, the dormer would be contained within the existing rear roof slope and would not increase the principal ridge height of the dwelling. As such, the proposal would not result in harm to the neighbouring residential amenity by way of overbearing or overshadowing impacts to neighbouring properties.

The windows within the rear dormer would provide views over the rear garden area, however, this outlook would be broadly comparable to the existing first-floor windows. The outlook would be primarily directed towards the property's private rear garden, and any increase in overlooking would not result in a harmful overlooking or loss of privacy to neighbouring occupiers.

The proposed development would not result in demonstrable harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

PARKING

The proposal also includes alterations to the existing garage, involving the partitioning of part of the internal floor space to create a utility room. These works are internal in nature and do not constitute development requiring planning permission. As no external changes are proposed, they do not raise any planning concerns and would therefore be acceptable.

It is also noted that the existing garage does not currently contribute towards the property's parking provision, as its internal dimensions are approximately 2.4m in width and 7.6m in depth. The ADG recommends minimum internal garage dimensions of 3m by 6m in order for a garage space to be counted towards parking provision. Consequently, the loss of part of the garage for parking purposes

would be acceptable.

Furthermore, sufficient off-street parking would remain available within the existing driveway to accommodate at least two vehicles, with additional on-street parking available within the surrounding area.

SUMMARY

The development is in accordance with relevant development plan policies and 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 drawings:

 - Location Plan
 - Proposed Block Plan 200 00A Rev 2

- Proposed North and East Elevations 204 00B Rev 5
- Proposed Ground Floor Plan 201 00B Rev 5
- Proposed First Floor Plan 200 00B Rev 5
- Proposed Second Floor Plan 203 00 Rev 2
- Proposed South Elevation 205 00B Rev 3
- Proposed Cross Section 206 00B Rev 5
- Proposed Roof Plan 209 00 Rev1

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 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).

- 4 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 National Planning Policy Framework.