

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

REF NO: FP/41/21/HH

LOCATION: 17 Bala Crescent
Felpham
PO22 8LY

PROPOSAL: Single storey rear and side extension to provide family room, utility room and WC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear and side extension to provide family room, utility room and WC.
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REPRESENTATIONS

Felpham Parish Council - No Objection.
Nearby occupiers - no representation.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built-Up Area Boundary
Tree Preservation Order
2km Buffer for Site of Special Scientific Interest

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development**PLANNING POLICY GUIDANCE:**

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The development is in the built-up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

Felpham Parish Council has a made Neighbourhood Plan. Policy ESD1 is of relevance the application and the proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property is a semi-detached two storey dwelling with front driveway and rear garden. The boundary treatment is a 1.8m high close boarded fencing. The surrounding area is residential in character and contains properties of similar appearance.

The proposed single storey rear and side extension will be visible from the street scene, although views are largely restricted due to the siting of the proposal at the rear and side of dwelling. The proposed extension will run along the rear northern principal elevation of dwelling and part way infill the western side elevation of dwelling.

The rear extension will have a width of 6.96m and depth of 4.0m from the rear north facing elevation of existing property. The side extension will have a width of 4.30m and a depth of approximately 1.33m jutting out from the western side elevation of property. Due to the siting of extension there is 1.0m remaining to the western side boundary of property. The extension will have a pitched roof design that is in-keeping with existing property and will contain 3 roof lights. The extension will have bi-fold doors on the northern elevation facing the garden and a single door on the west elevation of extension. There will be a new window on the northern elevation and one on the southern elevation of extension facing the driveway.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling. The proposals will have greater than 50% of existing floorspace of existing dwelling which does not comply however the position of the extensions will help create visual subservience so this is considered acceptable. Also it states that in semi-detached houses, rear single-storey extensions should be no more than 3.3 metres from the rear elevation of the original dwelling. Whilst the proposal does not comply being 4.0m depth from original dwelling, it is at single storey so is considered acceptable. It also states that side extensions must not close important gaps in the street scene leading to terrace effect, or remove existing external access from front to back gardens. The proposal complies with this as there is 1m remaining to the western side boundary. Further consideration must be given to potential "fall back" position under Permitted Development.

Due to the siting of the proposed development it will leave approximately 18.6m to southern boundary of property, 11.0m to rear northern boundary of property, 1m remaining to western boundary and 0m to eastern boundary of property. Whilst there is less than 1m remaining to eastern boundary, due to it being at single storey it is deemed acceptable.

The proposed materials will match existing and seem to match appearance of existing dwelling. The proposed materials seem to visually integrate with the existing dwelling so comply with D DM4 of the Arun Local Plan.

Due to the siting and design of the proposed extension, it will be largely restricted from view from the street scene and not considered to adversely impact the character of the area so complies with D DM1

and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The single storey rear and side extension will have a width of 6.96m, a depth approximately 4.0m and a height of approximately 3.75m to the pitched roof. There is 1m to the western boundary of property. Due to the siting of a door on western extension elevation it will not cause overlooking to neighbouring properties due to the extension at single storey and the existing western boundary fence restricts views.

The window in the southern extension elevation faces the driveway. Due to no direct neighbours to the south there is no adverse impact to overlooking to the street scene. The new proposed bi-fold doors and single window on the northern elevation of extension face the garden. Due to the large gap of 11.0m remaining to rear of garden there is no harm to overlooking to neighbours at rear of property and the extension is sited beyond existing building line to west so no harm of overlooking to neighbouring property to the west. The extension will not have adverse overlooking effects to east due to being at single storey and no windows proposed in east elevation of extension so complies with Policy D DM4 of the Arun Local Plan.

Whilst the proposals will increase some overshadowing to the west, the gap of 1m remaining to western boundary and boundary fence will reduce effects of overshadowing so is considered acceptable. Whilst the siting of the proposals within 1m of the eastern boundary does not comply, the proposals being at single storey and the location of the existing boundary fence reduces impact of overshadowing effect so is deemed acceptable.

The proposals will not breach a 45 degree line drawn from the neighbours closest window and therefore there is not considered to be a significant loss of light or overbearing impact caused by the development.

Therefore the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties and complies with policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

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

- Location Plan 11803.01
- Proposed Ground Floor 11803.04
- Proposed First Floor 11803.05
- Proposed section 11803.06
- Proposed rear elevation 11803.07
- Proposed west elevation 11803.08
- Proposed Elevations 11803.10

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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 and D DM4 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.