

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

REF NO: FP/41/22/HH

LOCATION: 35 Davenport Road
Felpham
PO22 7JS

PROPOSAL: Construction of a replacement sun room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a sun room to the rear of the property in replacement of an existing structure.

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

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
DSP1	D SP1 Design
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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application.

DEISGN AND VISUAL AMENITY

The proposal is to the rear of the property. The rear elevation fronts Davenport Road however there is a large hedge along the rear and side boundaries which restricts views from the wider area.

The dwelling is detached and has an existing sun room which extends only 0.6m from the rear building line. This will be replaced with a conservatory which will extend 3.6m. The roof will be pitched and is relatively high although being glazed it does not appear unduly dominant upon the property.

The conservatory appears subservient to the design of the host dwelling and is appropriate in its scale and massing.

The Arun Design Guide states 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience.' The proposal complies with this in that the height is set below the dwelling and appears subservient.

With no viewpoints from the wider area, the proposal does not result in harm upon the character or appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, The Arun Design Guide and ESD1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The conservatory will have a depth of 3.6m and a width of 5.3m running along approximately half of the rear elevation. The roof will be hipped with a height of 4.2m with eaves to match that of the host dwelling.

The extension retains 2.25m to the western boundary. The neighbouring property to the west does extend beyond the extension however there are no windows to the eastern side of the neighbouring elevation and there is hedging which will restrict much of the view from this property. As a result the proposal will not result in harm on this elevation by way of overbearing or overshadowing. Whilst the conservatory is tall, with limited views and with the material featuring glazing this will not result in adverse harm.

There are no neighbours to the rear or eastern side boundary with Davenport Road and Longport Road to these elevations and again the proposal will not result in adverse harm.

Views from the conservatory will be over the garden of the host dwelling and will not increase from existing.

The proposed conservatory will not result in adverse overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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 - 10271 - DPA - 01
 - Proposed Block Plan - 10271 - DPA - 02
 - Proposed Elevations - 10271 - DPA - 05 Rev A
 - Proposed Floor Plans - 10271 - DPA - 03 Rev A
 - Proposed Roof Plan - 10271 - DPA - 06 Rev A
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.