

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

REF NO: FP/42/21/HH

LOCATION: 6 Downview Road
Felpham
PO22 8HG

PROPOSAL: Single storey side extension and front infill extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side extension and front infill extension.
----------------------------	---

RELEVANT SITE HISTORY

FP/159/94	Demolition of existing conservatory and erection of single storey extension to form kitchen/diner on rear elevation.	ApproveConditionally 13-01-95
-----------	--	----------------------------------

REPRESENTATIONS

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

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 detached two storey dwelling with a detached garage/outbuilding in the rear garden set back from Downview Road by a drive and there is a fence on the southern boundary. There is a fence with gate to the south elevation which divides the front and rear property. The detached garage/outbuilding to the rear will be removed. The proposals are for a single storey side and front infill extension.

Arun District Council recently adopted the Design Guide. It states development should be subservient to the main dwelling and the proposal complies with this in terms of scale and size. 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. Whilst the proposal doesn't comply being within 1m from the southern side boundary, it is at single storey so is considered acceptable and there is a small gap remaining of 0.18m to the southern boundary.

The single storey side extension will be sited along part of the south side elevation of property. It will be visible from the street scene. The development by reason of its size and design will be subservient to the main property and its design is in-keeping with the host dwelling. The side extension will have a width of 12.25m and a depth approximately 2.34m. The extension will have a flat roof with pitched end.

The side extension is forward of the principal west elevation by around 1m however due to the pitched roof design of extension it is similar appearance to host dwelling and due to 9.4m remaining to the front boundary it is deemed acceptable. There is 14.9m remaining to the rear boundary. The side extension will have garage doors facing the driveway, two high level windows on the southern extension elevation and a door facing the rear garden to the east. There will one lantern roof light and one flat roof light.

The proposed materials match existing and consist of walls of face brick and New England style boarding, interlocking tiles to pitched roof to match existing, GRP covering to flat roof, and UPVC windows and doors.

There is a proposed front infill extension sited on the north west corner of the dwelling. The proposal has a width of approximately 4.36m and depth of 3.25m. There is 10.7m remaining to the front boundary. The extension will have a new window on the western side of extension facing the driveway. The proposal will have a flat roof with a pitched end. There will be a single lantern roof light.

Material proposed match existing and consist of walls of face brick and New England style boarding, interlocking tiles to pitched roof to match existing, GRP covering to flat roof, and UPVC windows.

The proposal is not considered to result in harm upon the street scene or wider area and as such accords with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The single storey side extension will have a width of 12.25m, a depth approximately 2.34m and a height of approximately 3.92m at the pitched end of the flat roof. There is around 0.11m to the southern boundary of property. There are two proposed high level windows on south elevation of extension however it is not deemed to cause adverse harm to overlooking due to the location of the windows at high level.

Due to the siting and design of the proposal positioned forward of the main dwelling, it will increase overshadowing into the north and west facing windows of neighbouring property at 4 Downview Road. However the existing southern boundary fence of the host dwelling will restrict the overshadowing effect and it is not deemed to have adverse overshadowing or overbearing effect due to the extension proposed at single storey level. The proposed door on the east side of extension elevation will face the rear garden and does not cause an overlooking effect on neighbouring properties due to the siting of the extension beyond the building line to the east. Due to 14.9m remaining to rear boundary and no direct neighbours to the rear there is no harm to overlooking to neighbouring properties to rear. This complies with policies D DM4 of the Arun Local Plan.

The proposed front infill extension on north west corner of dwelling will have a width of approximately 4.36m, depth of 3.25m and height to the pitched section of flat roof to approximately 3.36m. The proposal design is in-keeping with existing dwelling and character of surrounding street scene. Due to the siting of the front infill extension it is positioned in line with the main dwelling and there is 10.7m remaining to the front boundary. There is 0.33m to the northern boundary fence of site. However there are no direct neighbours to the northern boundary due to the location of a public footpath running adjacent to the site. 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 not 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
 - Site and Location Plans
 - Existing Elevations Rev A
 - Existing Ground Floor Plan
 - Proposed Ground Floor Plan Rev B
 - Proposed Elevations Rev A

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 policy 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.