

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

REF NO: FP/43/21/HH

LOCATION: 14 Felpham Way
Felpham
PO22 8QT

PROPOSAL: Side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION 2 storey side and rear extension.

REPRESENTATIONS

Felpham Parish Council - No objection.

2 letters of objection from neighbouring properties on the following grounds;

Insufficient information

Loss of parking

Overshadowing

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

CLASS A ROAD

NO PUBLIC SEWER

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)
TSP1	T SP1 Transport and Development

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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CONCLUSIONS

The main issues regarding this development are design, residential amenity and loss of parking.

PRINCIPLE

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

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

DESIGN AND VISUAL AMENITY

The proposal is located to the side of the dwelling and is visible from the street scene.

The addition at two storeys appears subservient to the host dwelling. It will have a hipped roof and run along the side elevation. The rear extension will be flat roofed at ground floor and will not be visible in the street scene. Materials will match the dwelling which helps to ensure it appears well integrated. As a whole the extensions will be in character with the surrounding dwelling houses and local area.

The addition is not considered to adversely impact upon the character of the street scene in accordance D DM1 and D DM4 of the Arun Local Plan.

Section M of the Arun Design Guide outlines how household extensions should appear. The proposed extension would not comply with Section M as it would be built right up to the boundary instead of leaving a 1m gap and the extension would not comply with a 70 degree rule. In addition the extension would not be set back 1m from the principle elevation however no harm is considered to be caused by the development as demonstrated in the next paragraph and therefore non compliance with part M is not considered to warrant a refusal of this application.

RESIDENTIAL AMENITY

The extension will be two storeys in height running along the side boundary of the property within the building lines of the existing property with a ground floor projection at the rear running across the rear of the dwellinghouse

The neighbouring property does not have a sole primary habitable room windows facing the side elevation of the extension. It has an obscure glazed bathroom window which is not considered to be significantly adversely affected by the new extension.

There was additionally a bedroom window at the rear of the property however this was behind the line of the two storey extension and so would not have its outlook adversely affected.

The addition is also not considered to intersect a 45 degree angle when drawn from the nearest ground floor window at the neighbouring property.

Due to the size and siting of the development proposed, it is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The proposal is to have a garage on the ground floor which in addition to the space in front of it will provide for 2 spaces involving the loss of 1 space from the existing. This is considered to be acceptable

although it will not meet the guidelines from the Arun Parking Standards SPG which require 3 spaces for a 4 bed dwelling

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject 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:
Proposed Side and Rear Extensions Floor Plans dated march 2021
Proposed Side and Rear Extensions Elevations dated march 2021
Location Plan dated March 2021

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.