

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

REF NO: FP/44/19/HH

LOCATION: 8 The Midway
Felpham
PO22 7EZ

PROPOSAL: Raising of roof over existing single storey to create habitable roofspace

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes to raise the roof height over the front single storey addition to create habitable accommodation.
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RELEVANT SITE HISTORY

FP/127/14/HH	1st floor extension to front elevation, proposed porch.	Refused 06-10-14
FP/61/01/	Proposed amendment to FP/118/99 to extend garage space and to alter previously approved ground floor front elevation	ApproveConditionally 04-05-01
FP/118/99/	Two storey extension and attached garage.	ApproveConditionally 11-10-99
FP/10/99/	Two storey extension & attached garage (re-submission of FP/138/98/)	Refused 10-03-99
FP/138/98/	Two storey extension and attached garage	Refused 07-01-99

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council provided no objection.
No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Arboriculturalist - No objection to the application.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICES

[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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
ENVDM4	ENV DM4 Protection of trees

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal is considered to comply with this policy.

The site has a similar application refused in 2014 however the porch element of the application has been removed.

The site is occupied by a detached two storey dwelling.

DESIGN AND VISUAL AMENITY

The proposal is sited to the front of the dwelling and is therefore highly visible from the street scene.

The proposal seeks to construct a first floor above an existing front addition however it will not extend

any further forward than that which currently exists, retaining around 7.8m to the front boundary. The proposal appears well integrated with the host dwelling and whilst it does add bulk to the front of the property it retains the existing eaves height and sits well below that of the ridge height of the host dwelling with a barn hip. As a result is not considered to appear overly dominant upon the street scene.

The development proposes timber cladding to the front gable of the extension and colour washed render to the ground floor. The surrounding properties are varied in style and design and it is not considered the design will prevent the proposal from being in keeping with the area.

Due to the design and siting, the development is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will construct habitable accommodation above the existing front addition. The first floor will retain existing eaves height however will increase in total height by a maximum of 3m.

It is considered that the first floor extension may give rise to slight overshadowing upon the neighbouring property to the north as a result of the height increase however it is not considered any impacts will be significant in which a refusal is justified. This is due to the design in such that the eaves are kept as existing and the separation distance. There is 2.5m from the side of the host dwelling to the side elevation of the No.6 and a further 1.5m to the side of their bay window. To the south there is also sufficient hedging in place along the boundary.

Part of the first floor side elevation will also be infilled to the south in such that it meets in line with the front first floor elevation however with no side windows to the neighbouring elevation, the infill is not considered to adversely impact upon the neighbouring amenity.

There will be no additional windows to the front. There will however be 2 velux installed to the side elevations serving en-suites. Due to the siting of these they are not considered to give rise to any adverse overlooking upon neighbouring amenity. There is an existing window to the south side elevation and the removal of this and addition of a velux is not considered to give rise to any overlooking additional to that which is already possible.

Whilst the proposal does add bulk to the property due to the design and siting, it is not considered to result in any significant impacts upon neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 and Block Plan - 605-001
 - Proposed Plans - 605-103
 - Design and Access Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.