

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

REF NO: FP/45/22/HH

LOCATION: Fleet Cottage
The Ridgway
Felpham
PO22 7JQ

PROPOSAL: Single storey side extension, installation of front canopy and alterations to fenestration/openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side extension and porch alterations with a front canopy.

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.

DESIGN AND VISUAL AMENITY

The proposal is located to the southern elevation of the building and will run along the full side elevation of the property. This will be visible from the street scene although it is set back around 0.5m from the principal elevation and 6.5m from the front boundary.

The extension will have a flat roof and meets with the boundary to the south however does appear well integrated and appropriate in scale and design.

From the southern elevation it does appear slightly bulky as it extends above the eaves which consist of a cat slide roof however the view from this elevation is minor with it running along a boundary fence and with another dwelling located alongside.

The materials will match the host dwelling which ensures integration with the host dwelling.

To the northern side the entrance porch will alter from a hip to gable end roof and there will be a canopy porch addition with a depth of 0.75m. This is set back 7.5m from the principal elevation.

The surrounding properties are varied in design and style and the addition will not result in the property appearing out of character with the area.

The Arun Design Guide states 'Side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building: 1-1.5m for the ground floor.' and 'Extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens'. The proposal conflicts with elements of the guide as it is not set back 1m and does limit access to rear garden. However the proposal does comply with the following statement from the guide. 'Building frontage no greater than 70% of the existing building'.

The proposal will not result in adverse harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and ESD1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will have a width of 1.85m and a height of 3.1m. It slightly wraps around to the rear of the dwelling where the width will increase by 1m.

The proposal will not result in adverse overbearing or overshadowing upon the property located directly to the south at 'Timberleys'. This is due to a garage being located closest the boundary which has no side facing windows.

The extension does not extend beyond the neighbouring rear building line and as such will not intersect a 45 degree angle from its rear facing windows.

The porch alterations to the north will not result in adverse harm with the changes minor in nature and with the neighbouring dwelling to the north at 'Thursley' set back from the boundary.

To the rear there will bi-fold doors. This will overlook the garden of the host dwelling and does not give rise to views additional to that which are existing.

The proposed development would not result in adverse harm by way of overbearing, overshadowing or overlooking in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development complies with relevant development plan policies and 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 - 667-001
- Site Plan - 667-101
- Proposed Ground Floor Plan - 667-102 A
- Proposed First Floor Plan - 667-103 A

- Proposed South and West Elevation - 667-105 A
- Proposed North and East Elevation - 667-106 A
- Proposed Roof Plan - 667-104 A
- Section Plan - 667-106 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.