

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

REF NO: FP/46/20/HH

LOCATION: 48 Roundle Avenue
Felpham
PO22 8LJ

PROPOSAL: Front and rear dormers, ground floor side extension to replace existing garage and conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct front and rear dormers and to construct a replacement side extension.

RELEVANT SITE HISTORY

FP/82/07/	Two storey side extension and conversion of single dwelling into 2 x 2 bedroom & 2 x 1 bedroom flats	Refused 05-06-07
FP/21/90	Two storey Garage, Utility and Bedroom extension	ApproveConditionally 09-04-90

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
No objection.

2 letters of objection received from nearby occupiers.
- Windows will overlook our garden.
- It will reduce our privacy.

Comments noted and addressed in conclusion.

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

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 key policies considered are D DM1 and D DM4 of the Arun Local Plan. Felpham has a Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The dormers will be located to the front and rear of the property and will be visible from the wider area.

The dwelling has 2 small dormers to the front however this will alter in that there will be 1 dormer which runs along the full roof slope to the principle elevation. The dormer roof to the front will be hipped which matches that of the host dwelling and helps to ensure it appears well integrated.

The surrounding properties are varied in style and design and whilst the alteration will alter the appearance of the front of the dwelling, it is not considered to appear out of character in the area.

The garage to the western elevation will be replaced however the size will remain as existing although the roof design will alter from a lean-to roof to a flat roof.

Due to the design and siting of the development, the proposal is not considered to adversely impact the appearance of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer to front will match in size to that of the existing front dormers in term of depth and height however will run along the full roof slope.

To the rear, there is currently a small hipped dormer matching those to the existing front. This will alter to form a flat roof dormer which again will run the full width of the rear roof slope. This will have a height of 2.1m and a depth of 2.2m.

Due to the siting of the dormers these are not considered to appear overbearing upon amenity.

Due to the siting of the dwelling, the rear of the property looks over the garden of 12 Lionel Avenue. To the rear dormer, 1 window is proposed however this replaces an existing window and with it serving a landing, is not considered to provide any overlooking additional to that which is already achieved with the existing window also non-obscured. There will be an additional window to the both ends of the rear

dormer. Due to their siting, are not considered to give rise to overlooking with views likely over the front and rear garden of the host dwelling.

To the front elevation, there will be a number of additional windows, however these front the street scene and are again not considered to result in adverse overlooking.

The side addition currently forms a garage and conservatory to the rear southern end. This will be replaced with a side extension. This will have a width of 3.1m and a height of 2.8m. This retains 6.1m to the western boundary and 1.8m to the southern which is the same as the existing structure and as such is not deemed to result in adverse impacts.

There will be additional windows to the western and southern elevation of the side addition however with the addition single storey in nature and with the existing conservatory of glass appearance, the proposed is again not deemed to give rise to additional overlooking.

Due to the siting and design of the proposed development, it is not considered to result in adverse impact upon neighbouring amenity and as such accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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 Plan - 20/08/4
- Block Plan - 20/08/3
- Plans - 20/08/2

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.