

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

REF NO: FP/47/21/HH

LOCATION: 2 Whitelands
Felpham
PO22 8JF

PROPOSAL: Loft conversion with rear dormer extension & part garage conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Councils Abroculturist - No comment
Felpham Parish - No objection

POLICY CONTEXT

Built up area.

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
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

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1, D DM4 and TSP1 of the Arun Local Plan. Felpham has a made

Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

Arun's Design guide part M favours small scale dormer windows with pitched roofs over large, flat box-shaped designs. However in this case there is PD fall-back position and therefore the refusal cannot be justified. The rear dormer is set well below the eaves level and does not extend along the full width of the roof. The rear dormer would not be visible from the public domain. The rear dormer would not damage the original character and the fabric of the original built structure. The rooflights are proposed in the side elevation which would not protrude more than 0.15 metres beyond the plane of the slope of the original roof.

There are number of similar roof extensions in the nearby vicinity; as such the alteration is not considered to result in the dwelling appearing significantly out of character for the area, as there is already a precedent for works of this nature.

Materials consist of roof tiles which match the dwelling and weatherboarding. Cladding will be used to the side gables and rear however visibility of this is limited and the materials are acceptable. The rear extension is very minor in scale. Part of the garage conversion into study area only involves internal alterations.

The proposal introduces minor rear infill extension which is very moderate in scale. The works are considered to be subservient and well integrated with the host dwelling. Part of the garage conversion which is used for store and WC would be converted into the utility area. Therefore no implications in reduction of the parking spaces due to internal alterations of the garage. The existing garage would be retained for parking; therefore the proposal would be in compliant with TSP1 of Local Plan and Arun Parking Standards.

The alterations and extensions to the dwellings are not considered to be out of character or detrimental to the street scene. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear dormer is around 2.5m depth. The dormer extension will have a flat roof at a height of 2.4m. Due to the lengthy garden and plot orientation the windows will provide additional overlooking only in part of the neighbouring garden but not significantly above that which could be achieved as permitted development. The rooflights proposed in the side elevation would not cause any direct overlooking into the habitable areas of the adjoining dwellings. The proposed rear extension is minor infill extension and does not appear to have any significant impact on the adjoining properties.

The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 & location plan: 336/01
Proposed plan: 336/03
Proposed roof plan: 336/04

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.