

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

REF NO: FP/47/22/HH

LOCATION: 99 Limmer Lane
Felpham
PO22 7LP

PROPOSAL: Two storey extension to side and rear and single storey front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks a two storey side and rear extension and a single storey rear extension. The application was approved under FP/28/21/HH and this application seeks some changes which include - Materials - Height of the single storey side extension - Additional window to the en-suite over the garage door.
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RELEVANT SITE HISTORY

FP/28/21/HH	Two storey extension to side and rear and single storey front porch.	ApproveConditionally 09-04-21
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REPRESENTATIONS

Felpham Parish Council provided an objection

- Currently, a ground floor garage is adjacent to the west boundary (150mm). Under the original drawing there was a significant step back to give greater separation from the boundary. These proposals are to build on the existing garage but with a smaller set back and thus it is unclear whether this is in line with Arun District Council policy that a separation at first floor of 1m is achieved.

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.

BACKGROUND

The proposal was approved under FP/28/21/HH in April 2021 and has been partially constructed. This report will therefore only address the changes which include;

- Materials
- Height of the single storey side extension
- Additional window to the en-suite over the garage door.

DESIGN AND VISUAL AMENITY

The proposal seeks to reduce the height of the roof of the single storey side extension to the west. Due to the siting, running along the side and towards the rear garden, views are minimal from the street scene. The appearance of the extension is largely retained and the minor change will not result in harm upon the appearance of the property.

An additional window is also proposed above the garage to the first floor. This is well integrated and appropriate in positioning and size when compared to the other fenestration on the building.

The previous materials approved consisted of coloured render and brick to match the original host dwelling. The proposal will add white Cedral cladding to the first floor. There are examples of cladding present in the vicinity and its use is acceptable.

The Arun Design Guide states 'Responding to existing elevations through the size and positioning of doors and windows, 'Avoids a terracing effect by setting side extensions back from the front of the house, keeping these 1 metre from side boundaries.' Whilst there is not 1m retained to the boundary, there is 1m retained at first floor level.

With the alterations proposed minor, the proposed development does not result in harm upon the character of the area or appearance of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan, the Design Guide and ESD1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

Due to the minor changes proposed, the development will not give rise to harm upon occupiers additional to that which has already been addressed under FP/28/21/HH.

The single storey extension has a hipped roof and the ridge height will reduce from 3.8m to 3.05m. The reduction in height will ensure there is no adverse harm by way of overbearing.

The additional window to the first floor above the garage will serve a bathroom and will have views that face over the street scene and will not give rise to additional overlooking.

The proposed development does not result in harm upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with 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
 - Block Plan - 2655/02/04
 - Proposed Elevations - 2655/02/03
 - Proposed Floor Plans - 2655/02/01

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.