

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

REF NO: FP/48/19/HH

LOCATION: 36 Bursledon Close
Felpham
PO22 8HP

PROPOSAL: Single storey front & side extension and rear conservatory extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes a single storey front garage and porch addition & single side extension and rear conservatory extension. In addition the removal of existing hung tiles to the front facade and replacement with cement boarding.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council provide no objection to the works proposed.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[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 relevant to the determination of the application.

The site is occupied by a detached two story dwelling. The area consist of properties with a varied style and design.

DESIGN AND VISUAL AMENITY

The development will provide a single story porch and garage door addition to the principle elevation. The porch would project 1.4m from front elevation whilst the garage would project by 1.2m. The height would be 2.4m to the eaves finished with a pitched roof around 3.2m.

The side addition would be 2.2m in width to a full depth of 10m running the sites most east boundary. This aspect of the proposal would be finished with a lean-to pitched roof and would allow for a internal kitchen re-configuration and external store room. The rear conservatory would by 3m (d) by 4m (w) to an overall height of 3m.

Due to the size and design, the porch and extensions appears subservient and well integrated with the host dwelling constructed with materials to match. The cladding as proposed is nothing out of the ordinary for this type of dwelling therefore is not considered harmful. The proposed development overall is not considered to appear visually obtrusive or prominent and is not considered to have an adverse impact on the character or appearance of the host property or wider area and as such is in accordance with DDM1 and DDM4 of the Arun Local Plan and ESD1 of the Felpham Neighbourhood Plan.

NEIGHBOURING AMENITY

The proposed side extension will extend the full depth of the dwelling and will be constructed to a height of around 2.4m to the eaves that sit along the shared boundary with no.38. By virtue of its design it is not considered to give rise to any adverse overbearing impact upon the neighbours.

Overall the proposed development due to its single storey design and and location is not considered to give rise to any overlooking, overbearing or overshadowing impacts upon the residential amenity.

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

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 & proposed Floor Plan - sheet 1
 - Proposed Elevations - sheets 2
 - Existing floor & elevations - sheet 3
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.