

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

REF NO: FP/48/22/HH

LOCATION: 30 Limmer Lane
Felpham
PO22 7ET

PROPOSAL: Erection of part single, part two storey rear extension, single storey side extension, roof replacement, installation of front porch canopy and alterations to fenestration following the demolition of existing garage. This application may affect the character and appearance of the Felpham Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks a part single and two storey rear extension and a single storey side extension.
There will also be a front canopy porch and a replacement roof.

REPRESENTATIONS

Felpham Parish Council provided no objection.

1 letter of representation received from nearby occupiers.

- There is TPO tree to the front proposed for removal as well as others on site.
- The tree should be protected.

Comments noted. There are two TPO's on site although the tree to the front is not protected by these.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Built up area boundary
Conservation Area

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](#) Quality of Design

ESD1**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 site is occupied by a detached two storey property with a detached garage forward of the principal elevation to the eastern elevation. The proposal seeks a two storey and single storey rear extension. There will be a single storey side extension forming a double garage following demolition of the existing and a front canopy porch.

The porch is minor in size and its design which features columns will remain in keeping with that of the dwelling.

The two storey extension is well integrated and will have a hipped roof which joins with the host dwelling. Due to its design and size, it appears subservient to the host dwelling.

The site is large and the proposal does not appear an overdevelopment retaining sufficient garden space.

The single storey side addition will extend the full side meeting with the single storey rear addition. Again this appears well designed featuring a hipped roof which is in keeping with the host dwelling. This is set around 1m behind the principal elevation and 21m from the front boundary. This is sited further back than the existing garage which is to be removed and reduces the dominance on the street scene.

Materials will remain sympathetic to the main property consisting of a white render finish and an element of face brick work in keeping with existing red brick. uPVC windows will be replaced with timber sash windows. The roof tiles will be natural slate roof tiles, in keeping with neighbouring dwelling at Manor House.

The Arun Design Guide states extensions should 'keep both single- and two-storey extensions within a 45-degree line' and 'Preserves external garden amenity space to at least 10.5m depth and retains permeable surfaces'. The proposal complies with this guidance. For side extensions 'No side extension should have a frontage greater than 70% of the original building's frontage.' 'Set back from the front of the house'. The proposal complies with this.

The proposal will not result in harm on the appearance of the building or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey extension will have a depth of approximately 3m. This will result in the dwelling extending beyond the rear building line of No 28a however there is some separation to the boundary and the proposal does not intersect a 45 degree angle when looking from the first floor windows closest to the boundary. It does not result in adverse overbearing or overshadowing.

The two storey element is set around 8m from the boundary to the east and will not result in harm on this elevation.

The side extension will run along the full side of the host dwelling and extend around 1.5m beyond the rear building line. The roof will be hipped with eaves to 3.2m and a ridge height of 4.5m. This reduces in height as it extends towards the rear, with a flat roof. The rear conservatory will match the flat roof of the side addition to a height of 3m but will have a rooflight to its centre to a height of 3.6m. The extensions to the side of the property will not have a significant impact upon No.32 with some separation in place and with the roof sloping away from the boundary. Due to their siting and design, it will not result in harm on amenity.

There is a detached garage located along the eastern boundary forward of the dwelling and this will be removed.

There will be two additional first floor windows facing to the rear of the dwelling. These will not give rise to overlooking additional to that which is already achieved and does not give views direct in neighbouring windows. 30m is retained to the rear boundary.

There will be two first floor windows to each side facing elevation. There are no windows to the first floor of No.32 and the proposed would serve bathrooms. The windows to the west may result in some views over the garden of the neighbouring garden when looking at 45 degree however it is largely replacement in nature, with windows in existence and views would not increase from that already achievable.

Additional openings to the ground floor, being at single storey level will not result in adverse harm.

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

TREES

There is sufficient hedging on site and a large tree to the front elevation.

Upon examination of the site history there are 2 area TPO's which cover the property. From the schedule and maps, it does not appear that the tree to the front is covered by these. The site is in the Conservation Area.

The tree officer has been consulted and a follow up email was sent although no response was received.

With no comment from the tree officer, it is unreasonable to refuse the application based on the removal of the tree. A replacement is proposed although the species is not specified and it will be conditioned for replacement to ensure that there is not a loss of trees of site.

IMPACT ON THE CONSERVATION AREA

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance. Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets. This is due to the bulk of the development being located to the rear and not visible from the conservation area. The proposal is well designed, in keeping with the area

and introduces more sympathetic materials replacing uPVC with timber windows.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Whilst the proposal does alter the appearance of the building, the proposal will not materially affect the character or detract from the visual appearance of the Conservation Area or cause harm the significance of the heritage asset in accordance with HER DM3 of the Plan.

SUMMARY

The 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

- The Location Plan - 15 March 2022
- Existing and Proposed Street Scene - 4A
- Existing and Proposed Site Plan - 3A
- Proposed Plans and Elevations - 2A
- Proposed Roof Plan - 2A

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 The applicant shall during the next planting season following the felling of the tree to the front boundary, plant a replacement tree, in the location shown on plan 3A. Details of the type and size of the replacement tree shall be submitted to the Local Planning Authority prior to its removal.

Reason: To retain trees in the interests of the environment of the locality in accordance with policy D DM1 of the Arun Local Plan.

- 4 **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.