

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

REF NO: FP/49/19/HH

LOCATION: 23 Roundle Avenue
Felpham
PO22 8LL

PROPOSAL: Two storey rear extension and replacement garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension to the rear of the dwelling and to construct a replacement garage to the side of the garage.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided an objection

- Less than 1 metres gap at floor level

1 letter of objection from a nearby occupier

- The proposed west elevation has a first floor window which will overlook our garden and property.

Comments noted. The development continues in line with the existing dwelling and does not extend any closer to the neighbouring dwellings. Overlooking is addressed elsewhere in the report.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Arboriculturalist - I raise no objection to this application on arboricultural grounds.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICES

[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

SDSP2 SD SP2 Built-up Area Boundary

[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 are DDM1 and DDM4 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

The proposal seeks to construct a rear extension and to replace the existing garage which is sited to the front side of the dwelling. As a result some of the works will be visible from the street scene. The roof of the garage is currently at a lean to however this will alter to a flat roof with a height of around 2.6m.

The extended roof to the rear will also be slightly visible from the front elevation however views will be minimal. Materials proposed will match that of the existing dwelling. The development to the rear is large however appears well integrated with the host dwelling and retains the existing separation between neighbouring properties. The surrounding area consists of properties of a varied style and design and the development is not considered to result in the property appearing out of character.

Due to the siting of the proposal with the bulk of the development to the rear, it is not considered to adversely impact upon the spatial pattern or character of the area and therefore it accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage due to its siting and minimal height increase is not deemed to give rise to any adverse impacts upon neighbouring amenity with it largely a replacement structure. The extension to the rear will be two storey. The existing kitchen currently projects beyond the rear elevation and this will increase in depth by 1.85m whilst the remaining rear will increase 4m in depth, in such that the rear will meet in line.

The extension will have a height of 7.1m which is slightly higher than that of the host dwelling. Whilst the extension is large due to the siting of the dwelling and neighbouring properties, it is not considered to appear adversely overbearing. The eaves will match that of the existing dwelling and will have a barn hip roof.

The extension retains around 4m to the northern boundary and extends a maximum of 1.5m beyond the rear of the neighbouring property. As a result of its siting and the separation distance, the development is not considered to appear significantly overbearing or overshadowing upon this elevation.

To the southern elevation the neighbouring property extends beyond that of the host dwelling and proposed extension and with no side windows it again is not considered to give rise to any adverse overbearing or overshadowing.

There will be an additional velux to the southern elevation however due to its siting and it serving a bathroom, it is not considered to give rise to any adverse overlooking upon neighbouring amenity. This will however be obscured as shown on the plan but it is not considered necessary to require it to be fixed shut due to the limited opportunity for overlooking it would create.

To the rear elevation there will be an additional first floor window however again with 20m to the rear boundary and hedging in place, any overlooking is not considered to be significant.

Whilst the extension adds bulk to the rear of the dwelling due to the siting and design it is not considered to harm neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

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

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 - 1865 P 01
- Perspective Views - P06
- Proposed Elevations - P05
- Proposed Floor Plan - P04

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 The velux window on the southern elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 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.