

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

REF NO: FP/50/22/HH

LOCATION: 32 Normans Drive
Felpham
PO22 8LW

PROPOSAL: Erection of proposed garden outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes a detached outbuilding to the rear garden of the property.
----------------------------	---

REPRESENTATIONS

Felpham Parish Council provided no objection.

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

[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
-------	---

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 of the Arun Local Plan.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal is to the rear of the property and is not visible from the wider area.

The outbuilding will be to the rear end of the garden and will have a flat roof to a height of 2.9m. It will have a length of 4.95m and a depth of 2.3m and occupies only a small area of the garden which is relatively large in size. The size is acceptable and does not appear an overdevelopment of the site.

The external appearance consists of blocks and timber cladding. This is acceptable, with no views from available from the street scene.

The Arun Design Guide states that 'new development should respond to and complement the existing character and appearance.' The development is not too large in size or scale for the site and is acceptable, retaining a sufficient amount of garden land.

With no viewpoints of the outbuilding, the proposal will not impact the appearance of the street scene and complies with D DM1 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The outbuilding is slightly higher than that which could be constructed under permitted development at 2.9m and as is visible above the boundary fence line. The height is not excessive in that it would result in adverse overbearing or overshadowing being located to the rear of adjoining gardens. There is a neighbouring outbuilding located directly behind which helps to restrict views.

The floor plan does not demonstrate what it is intended use is however being modest in size is unlikely to result in adverse harm by way of noise or disturbance.

There will be doors to the front elevation which open towards the rear of the host dwelling. There is a window to the side elevation although with no properties to the north and sufficient separation it will not provide adverse overlooking.

The proposal will not result in adverse overlooking, overbearing or overshadowing in accordance with D DM1 of the Arun Local Plan.

SUMMARY

The proposed development accords with relevant 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
- Block Plan
- Proposed Plans and Elevations - 1

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.