

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

REF NO: FP/54/26/HH

LOCATION: 5 Hardy Close
Felpham
PO22 6QX

PROPOSAL: Single storey rear extension with chimney, widening of existing garage, retiling of roof with insertion of new skylights, rendering of rear wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTWithin Built-Up Area Boundary
CIL Zone 4**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site contains a detached bungalow located to the end of cul-de-sac within Hardy Close. This application seeks planning permission for a single-storey rear extension, extension to garage, retiling of roof with insertion of new rooflights and rendering of rear wall. The works would be partially visible from the street scene.

The proposed single-storey rear extension would measure 6m in depth and 7.4m in width, with a pitched roof with a maximum height of 4.1m and an eaves height of 2.3m. The ridge height of the extension would be in line with that of the host dwelling and, as such, the addition would not appear subservient in design terms. The proposal would also not strictly accord with Part M of the Arun Design Guide (ADG), which advises that single-storey rear extensions to detached dwellings should not extend more than 3.3m from the rear elevation of the original dwelling. In this case, the extension would project 6m; however, its overall footprint would fall within the scale of development that could otherwise be constructed under permitted development, subject to prior approval. Furthermore, given the depth of the rear garden retained being approximately 17m, the depth of the extension would not result in harm to the character or appearance of the host dwelling. The extension would be sited to the rear of the property and would be partially visible within the street scene. It is also noted that, while the adjacent properties within Hardy Close are also bungalows, Tudor Close to the east boundary contains larger two-storey dwellings, some of which have been altered and extended. Overall, given the wider context and variation within the surrounding area with regards to extensions and alterations, the proposal would not result in harm to the character or appearance of the host dwelling, the street scene or the wider area.

The proposed garage extension would result in a widened opening for vehicular use. The extension would increase the garage by 1m to the south and would have a flat roof to match the height of the existing garage roof. The extension would not extend any further than the existing depth as such would not advance the established building line. While the extension would be visible within the street scene, it would not result in harm to the character of the host dwelling or the wider area.

One rooflight is proposed within the north plane of the roof of the host dwelling, to replace the window blocked up as a result of the garage extension. The rooflight would serve a bathroom. One small scale light tunnel is proposed with the south plane of the host dwelling and would serve the en-suite. Their introduction would be acceptable and in accordance with the ADG, as they are used sparingly and discreetly.

External materials and finishes would include render to the rear extension and the rest of the rear (south) elevation of the host dwelling. While this material would not reflect the existing character of the property or the wider street scene and therefore would not fully comply with the ADG, the proposed render would be isolated to the rear elevation and rear extension only, and there is some variation within the street scene, with render present to Flansham Park Health Centre which is sited directly behind the south boundary. The roof of the extension as well as the host dwelling are to be re-tiled to match and the roof tiles would be similar in appearance to the existing. As such, the material changes would not result in harm to visual amenity and would be acceptable in this instance.

The proposal would not result in harm upon the character of the area and is in accordance with ALP policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the Arun Design Guide states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The rear extension would set in 8m from the eastern side boundary, 0.6m from the western side boundary and in excess of 17m from the southern rear boundary. As such, given the spacing retained

between the proposed extension and neighbouring properties, as well as the existing boundary treatment, the extension would not result in any overshadowing or overbearing impacts to the neighbouring properties to the east or rear. Whilst the extension would be constructed close to the western side boundary, set in 0.6m, and it is acknowledged that the neighbour to the west has existing fenestration within the eastern flank elevation facing the application site, given the maximum height of the extension would be further set in from the shared boundary with this neighbour, and the eaves height would be significantly lower, measuring 2.3m, and this neighbour is orientated such that the extension would not extend beyond the rear elevation of this neighbour, the proposed extension would not result in significant overshadowing or overbearing impacts to this neighbour. The rear extension includes fenestration within the rear and east side elevation of the extension. The fenestration would have an outlook of the rear garden serving the host dwelling and would not result in any overlooking.

The proposed garage extension, due to its siting, scale, and the presence of the existing structure, would not result in harm to the amenity of the neighbouring property in terms of overbearing, overshadowing, or overlooking impacts.

The proposed rooflight and light tunnel would serve ground floor bathrooms and would not result in overlooking impacts.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with ALP policies D DM1 and D DM4.

PARKING

The existing garage is not of an adequate width and depth (3m x 6m) to accommodate a vehicle. The proposal seeks to increase the width of the garage. As the garage does not currently contribute to on site parking provision serving the host dwelling, the proposal would not result in a loss of on site parking provision and the proposal is acceptable in accordance with the Arun Parking Standards.

SUMMARY

The proposed development is in accordance 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

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.

CIL DETAILS

This application is not CIL liable.

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
Existing and Proposed Site Plan SP. 02
Proposed Elevations PR.EL.02
Proposed Floor Plan PR.EP.03
Proposed Roof Plan PR.RP.01
Proposed Section SE.AA.01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.