

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

REF NO: FP/55/19/HH

LOCATION: 5 Normans Drive
Felpham
PO22 8LW

PROPOSAL: Proposed ground and first floor extensions and alterations (Resubmission)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey extension to the rear of the dwelling , a gable end extension to the north and an additional dormer to the front elevation. (resubmission of FP/83/18/HH) A similar application was approved in November 2018 and this application seeks to amend the previous permission of way of the following. - Removal of the first floor side extension. - Reduction of width of the rear two storey extension. - Addition of window to gable.
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RELEVANT SITE HISTORY

FP/83/18/HH	Demolition of existing rear conservatory & erection of a two storey rear & first floor side extensions to include 1 No.dormer window to front.	ApproveConditionally 11-10-18
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[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 of relevance to the application. The proposal is considered to comply with this policy.

BACKGROUND

Planning permission was granted under FP/83/18/HH for a two storey rear and first floor side extension, a gable extension and the addition of a front dormer.

This application seeks further alterations and therefore this report will only assess the changes which include;

- Removal of the first floor side extension.
- Reduction of width of rear two storey extension.
- Addition of window to gable.

DESIGN AND VISUAL AMENITY

There is currently a single storey extension to the side of the dwelling. By removing the first floor element this will retain the existing separation between the host dwelling and that of the neighbouring property at No.3. Part of the development is visible from the street scene however the removal of the first floor extension this will reduce that which is visible from the wider area and as such it is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The alteration will involve the removal of the first floor side extension. To the rear there will also be a

reduction in the width of the rear extension. As a result of the reduction in width and removal of a side extension, the development will no longer extend beyond the southern side elevation of the host dwelling and therefore the separation distance will be retained to that of the neighbour to the south with 2.7m to the boundary line. As a result of the revised siting the alteration is not considered to give rise to any adverse impacts upon neighbouring amenity.

To the first floor rear elevation there were 3 windows proposed however this will reduce to 2. It is not considered to result in any adverse overlooking additional to that which has already been approved with sufficient space retained to the rear and side boundaries. An additional window is also proposed to the northern gable end. This will serve a bathroom and will be obscured glazed as shown on the plan. With 1 window already in existence and due to the siting it is not considered to give rise to any adverse overlooking upon the neighbouring property.

The alterations proposed are not considered to adversely impact neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposal 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 Plan
 - Block Plan
 - Proposed Roof Plan - 1003-07
 - Proposed Elevations - 1003-04
 - Proposed Floor Plans - 1003-02

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.