

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

REF NO: FP/56/22/HH

LOCATION: 11 Davenport Road
Felpham
PO22 7JR

PROPOSAL: Installation of front dormer with juliette balcony, conversion of garage to habitable use and alterations to rear fenestration/openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a front facing dormer which will feature a juliet balcony. The integral garage will be converted for habitable use.

REPRESENTATIONS

Felpham Parish Council provided no response.

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
TSP1	T SP1 Transport and Development
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[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
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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 host dwelling is a detached two story property with a pitched gable addition to the front.

The dormer is highly visible, fronting the street scene and extends to the eastern end of the roof and will meet with the gable roof.

The dormer will have a hipped roof that meets in height with the ridge of the gable and is well integrated with the roof of the main dwelling which features a barn hip. The dormer sits approximately 0.3m above the eaves of the dwelling. The dormer does not extend forward of the principal elevation which reduces its visual dominance upon the street scene. The dormer appears appropriate in scale upon the roof slope and does not appear an overdevelopment.

The area is mixed in design and appearance and there are many examples of dormers within the street scene, in such that the proposed is not out of character.

The attached garage to the eastern elevation will be converted to form a bathroom and utility and the external changes will involve the replacement of a door to window.

The Arun Design Guide states 'Dormers are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure', 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposal complies with the guidance as it is not overly dominant and also does not feature a flat roof but hipped, consistent in design to the host dwelling.

The proposal does not result in harm on the character of appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and ESD1 of the NP.

RESIDENTIAL AMENITY

The dormer will have a length of 5.1m, depth of 1.8m and height of 1.85m.

The dormer will not result in adverse overbearing or overshadowing as a result of its siting which is a sufficient distance from the neighbouring properties.

There is a ground floor side facing window to No.11 which may have some views of the dormer from the side, although with approximately 5.75m separation this will not result in harm. The dormer will not be visible from No.9.

There will be a Juliette balcony. This will open out onto the street scene and will not result in overlooking with balconies present at nearby properties.

Due to the design and location of the dormer, it will not result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing.

PARKING

The conversion of the garage will not result in harm upon the highway with space available to the front for parking and plentiful on street parking available.

SUMMARY

The 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

- Location and Block Plan
- Proposed Elevations
- Proposed Floor Plans

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.