

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

REF NO: FP/59/22/HH

LOCATION: Beach House
Havelock Close
Felpham
PO22 7AY

PROPOSAL: Erection of single storey side and rear extension, installation of front lower level wall and external alterations including rendering and cladding following the demolition of existing front wall, side porch and rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey side and rear wrap around extension, installation of a low level front wall, and external alterations following the demolition of existing front low level wall, side porch and rear conservatory.
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REPRESENTATIONS

Felpham Parish Council - No Objection.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Arun District Council Tree Officer - No Response.

OFFICER COMMENTS

These works will not affect any trees.

DEVELOPMENT PLAN POLICIES[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

Felpham Neighbourhood Plan 2019-31 Policy ESD1	Quality of Design
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

Policies D DM1, D DM4 & DSP1 of the Arun Local Plan are relevant to this application. Additionally, Section M of the Arun Design Guide, the Arun Parking Standards SPD and policy ESD1 of the Felpham Neighbourhood Development Plan (FNP) are also relevant.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours, and the locality.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Policy ESD1 of the Felpham Neighbourhood Plan (FNP) is concerned with the design of development and states new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and contribute to local character by creating a sense of place appropriate to its location.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions. Section L also states materials proposed should be representative of local vernacular, simple in design and weather well.

DESIGN AND VISUAL AMENITY

This application features multiple components but is in essence, redeveloping existing built form on the property. It includes a new rear to side wrap around extension, a new low level front wall and external alterations that include cladding and rendering. These works will be following the demolition of the built form that they are to replace.

The proposed rear to side wrap around extension projects approx. 2.9m off of the rear elevation and 2.1m off the side (West) elevation. This extension is to extend approx. 7.2m across the rear elevation and 8.2m across the side elevation. It is to reach a peak height of approx. 3.4m featuring a shallow hipped roof design with eaves at approx. 2.6m. The scale of this extension relative to the host dwelling is large however, it makes efficient use of the existing footprint and is of a similar scale to the existing extensions. This extension is to feature a rendered finish and concrete roof tiles which are acceptable.

The extension will be visually subservient and integrated to the host dwelling.

The proposed new low level front wall will replace an existing front low level wall. It is to be constructed of face brickwork with concrete coping and reach a height of approx. 0.9m which is of a similar scale to that which already exists. There is a small section of the existing wall running from the front elevation of the house to the front site boundary that would not be replaced. This would allow for an additional off-street parking space, resulting in 2 overall. This is an appropriate change, bringing the property in line with the Arun Parking Standards supplementary planning document.

The external alterations are to include cladding of the first-floor external elevations and rendering of the ground floor external elevations. The locality is characterised by a variety of materials and colorations including render and cladding. The materials are not out of character within the locality and feature colorations which are white render and light grey cladding. These are acceptable as they are coherent with what can be seen along the street. They are, therefore, representative of the local vernacular and compliant with Section L of the Arun Design Guide.

All components within this proposal will have some visual impact on the street owed to full or minimal views from the street. However, the alterations do not give rise to any unacceptable adverse visual impacts on the wider street scene.

The proposal is compliant with the relevant Development Plan policies D SP1, D DM1(1)(14)(15) & D DM4(a)(b) of the Arun Local Plan. It is also compliant with policy ESD1 of the FNP, the Arun Parking Standards and Section L of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The scale and siting of the proposed works are such that there would be no intersection of any 45-degree light accessibility line or 60-degree rear sight lines. As such, there will be no adverse impacts by way of overbearing or overshadowing on any neighbouring properties.

There is to be 3 No. new ground floor viewpoints. These are not significantly different to those which already exist and look out to the rear of the property. These will give rise to no adverse impacts by way of overlooking on any neighbouring properties.

The proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. Additionally, it is compliant with Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies, Neighbour Plan policies and additional guidance. As such, it 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.

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:

- Proposed Plans and Elevations. Block Plan. Location Plan. Dwg No. 002.

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity, character and appearance by endeavouring to achieve a building of visual quality in accordance with policy D DM1 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.