

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

REF NO: FP/5/21/HH

LOCATION: 33 Summerhill Drive
Felpham
PO22 6AS

PROPOSAL: Removal of existing conservatory and erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to remove existing conservatory and erect a single storey rear extension. The materials used to construct this extension will vary. The walls will be rendered and colourwash in light cream, the roof will be completed with a felt finish. The windows and doors of this extension will be UPVC. The proposal will sit 11.94m to the northern boundary, 1.65m to the east and 0.34m to the western boundary. At the east elevation the proposal will have a height of 3.41m and length of 4.11m. At the northern elevation the height will be 3.41m and length of 4.77m, at this elevation doors will be constructed measuring 2.04m in height and a length of 1.86m. At the west elevation the proposal will have a height of 3.24m and length of 4.32m.
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RELEVANT SITE HISTORY

FP/223/15/HH	Rear extension & erection of garden room.	ApproveConditionally 05-01-16
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REPRESENTATIONS

No objection from Parish Council.
No representations 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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

Felpham Neighbourhood Plan 2014 POLICY ESD1 Design of new development

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

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.

Felpham has a made and emerging Neighbourhood Plan. Policy ESD1 is of relevance and the proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the rear of the property and will not be visible to from the street scene or the wider area due to it's rear location and single storey nature, and therefore not have an impact on the character and appearance of the area.

The proposed development has a maximum height 3.41m and length of 4.77m. The single storey rear extension uses materials which are similar to the host dwelling, due to these factors the extension is considered to appear subservient to, and well integrated with the host dwelling.

The main footprint and height of the single storey rear extension is similar to the existing conservatory at the rear of the property due to this similar footprint in proposal, it's not considered to result in an adverse appearance on the street scene given it's rear location, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension is situated in a similar position to the existing conservatory and is proposed to be integrated into the host dwelling. The rear extension will be 11.94m to the northern boundary and 1.65m to the east of the property. The extension will be 0.34m to the west, although this boundary is smaller,

due to the single storey nature and the fact there are no openings or windows it will have minimal impacts by way of overshadowing/overbearing effects on the neighbour.

With regard to potential for loss of privacy there are no openings proposed that provide any overlooking into neighbouring properties. The doors open to the north where there is a significant boundary, therefore providing no overshadowing/overbearing effects.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject 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 and proposed floor plans and elevations sheet 1 of 2

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.