

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

REF NO: FP/60/22/HH

LOCATION: 8 Wansford Way
Felpham
PO22 7NL

PROPOSAL: Erection of single storey rear and front extension, conversion of loft to habitable use including the installation of 3 x rear dormers and a first floor balcony following demolition of existing front porch and rear extension/conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey front and rear extension with a front facing balcony. The loft will be converted and 3 rear facing dormers will be installed.
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REPRESENTATIONS

Felpham Parish Council provided no objection providing the balcony is obscured glass.

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
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 proposal seeks development to the front and rear and it will be highly visible from the street scene.

The property is a detached two storey dwelling. There is a small porch to the front which will be removed and replaced and there will be a canopy area running along the front of the dwelling serving a balcony above. This has a depth of approximately 2.3m. The front extension extends broadly in line with the established development line and retains 5m to the front boundary.

To the rear, an addition will be removed, and a single storey extension will be constructed. This is large although appears appropriate in scale when compared to the size of the plot.

The roof design will alter from a hip to barn hip roof. Properties in the street scene are varied in appearance and the change is acceptable. There will be dormers constructed to the rear roof slope. These feature 3 individual pitched roof dormers and do not appear unduly dominant. They are not symmetrical in their siting on the roof, although views are restricted being located to the rear.

Materials will match existing with existing render to be retained and repainted.

The Arun Design Guide states 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs, are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure. The proposal partly complies in that the dormers use pitched roofs however are not symmetrical on the roof slope. For rear extensions they should 'Preserves external garden amenity space to at least 10.5m depth'. Front extensions should 'Take care not to disrupt the existing composition of the street in terms of rhythm or building line'. The proposal complies with these elements.

The proposal will not result in harm upon the appearance of the dwelling or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan, the Design Guide and ESD1 of the NP.

RESIDENTIAL AMENITY

The front extension will not result in adverse harm on amenity. The front balcony will sit at a height of around 2.9m from the finished floor level, with a 1m high balcony screen. Due to its siting, it will provide views of the street scene. The rear garden of No.49 is directly to the south of the balcony. As such, it may have the potential for direct views towards over the garden and it will be conditioned for a 1.7m high glazed screen to be situated along this boundary.

The rear extension will have a maximum depth of 5.7m to the north reducing to 3.6m to the south and will have a flat hipped roof to a height of 3.7m with eaves to 2.9m. The extension does extend beyond the rear building line of neighbouring properties however retains 2m and 2.5m to the boundaries and does not result in an overbearing or overshadowing impact. No.10 to the north has had a recent extension, not shown on the block plan which adds some depth of the property, similar to the proposed.

The loft will be converted to habitable accommodation and 3 dormers will be constructed serving a staircase, a bathroom, and a bedroom. These have a depth of 2.3m, a height of 3m and a length of

2.25m.

This will provide views over neighbouring gardens additional to that which are achieved although does not provide views direct into windows with 14m retained to the rear boundary. The dormers are likely similar to that which are allowed under permitted development.

There will be 4 rooflights which open onto the street. There are 2 windows proposed to the southern elevation of the second-floor bedroom. Due to their height and with them serving a habitable room they could give rise to direct views over No.10, and it will be conditioned for them to remain obscured glazed. There is a front and rear facing window which will ensure natural light is retained in the bedroom. Remaining changes to fenestration to the ground floor level will not result in overlooking.

The proposal will not result in adverse harm by way of overlooking, overbearing, or overshadowing in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with relevant development plan 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 and Block Plan - 12107.01
- Proposed Elevations - 12107.11
- Proposed Ground Floor Plan - 12107.07
- Proposed First Floor Plan - 12107.08
- Proposed Second Floor Plan - 12107.09
- Proposed Cross Section - 12107.10
- Existing and Proposed Roof Plan - 12107.12

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 The second floor windows on the southern elevation shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.

- 4 The balcony screening to the southern elevation of the front extension shall at all times be obscured glazed and to a height of 1.7m. The obscure screening shown on the approved plans shall be installed prior to the first use of the balcony and be retained in perpetuity.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.

- 5 **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.