

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

REF NO: FP/63/20/HH

LOCATION: 58 Glynde Crescent
Felpham
PO22 8HT

PROPOSAL: First floor extension above garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/232/01/	Single storey side extension to replace existing detached garage and provide integral garage and bedroom	ApproveConditionally 25-01-02
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front of the property above the garage and will therefore be visible in the street scene.

The extension will have a depth of around 5.5m with a height of 6.7m with a pitched roof ending below that of the host dwelling. Eaves will match the dwelling to the rear and match the flat roof to the front. Whilst this adds bulk to the front of the property, it is not considered to appear as an unduly dominant feature to the front elevation and is acceptably integrated into the host dwelling.

The materials will match of the house and appear well integrated.

The surrounding properties are similar in appearance and it is not considered to result in dwelling appearing out of keeping with the area.

The proposal is not considered to adversely impact the spatial pattern of the street scene and is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the siting of the extension to the top of the garage it is not considered to give rise to adverse overbearing or overshadowing impacts retaining 14m to the front and 8.8m to the rear boundary whilst maintaining 1m to the side boundary.

There will be a window to the west elevation, however it will not harmfully overlook given the location of this window at an oblique angle in relation to the neighbouring dwelling and that there are other windows similarly positioned on the first floor of the host dwelling. There will be a window to the east within 10m from the boundary. However these are views towards the front of the neighbouring dwelling where there are existing windows already offering views and so is no more harmful.

As a result of the scale and siting of the development, it is not considered to harm amenity and accord with D DM1 and D DM4 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 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:
 - Location and Block Plan
 - Proposed Elevations A
 - Proposed Ground Floor Plan A
 - Proposed First Floor Plan A
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.