

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

REF NO: FP/63/22/HH

LOCATION: 28 Hedgeway
Felpham
PO22 7QY

PROPOSAL: Erection of single storey side extension and installation of brick garden wall replacing the existing fence panels.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey side extension and install a brick garden wall to replace existing fence panels.
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REPRESENTATIONS

Felpham Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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

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 guidance set by the Arun Design Guide.

Felpham has a 'made' Neighbourhood Development Plan, of which Policy ESD1 is relevant. This policy 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.

DESIGN AND VISUAL AMENITY

The proposal is situated to the side of the property and will be visible from the street scene.

The extension will connect to a utility room, and provide a new kitchen area for the property, also incorporating a covered seating area. The walls of the extension will protrude approximately 2.62m from the side elevation, and be a total of 6.2m wide, and 4.17m for the internal kitchen. The proposal will have a flat roof which will wrap around the side and part of the rear of the dwelling, also covering the existing utility room. This flat roof will differ to the gable roof of the host, but will not appear unduly out of place, and will have minimal harm on the visual appearance and character of the property. Being on the corner of the street, the extension will be visible from the streets to the front and side. This visibility will be partially restricted however, due to the proposed boundary treatment. The extension itself is set back a sufficient distance from the principal elevation and will not result in a terracing effect or disruption to the established building lines. As such, it will have minimal impact on the composition and appearance of the street and is in keeping with the character of the area. It poses minimal harm to visual amenity and is acceptable.

The brick wall will replace a wooden fence along the boundary, following its established height, and connecting to the corner of the extension. It will use materials matching that of the proposed extension, ensuring integration with the dwelling, and poses no risk of harm to the visual appearance and character of the property, or the locality. It will be clearly visible from the street scene, as it will front the road, but will have minimal impact on the composition and appearance of the street itself, and as such is acceptable.

The proposal appears subservient to the design of the host and will integrate well. It will use materials primarily matching that of the existing, helping to ensure there is minimal intrusion on visual amenity, and that the proposal will not appear unduly out of place. The extension is appropriate in terms of scale and massing for its context and will not be overly dominant or obtrusive to the main building. It is in keeping with the character of both the property, and the locality, and as such is in accord with policy ESD1 of the Neighbourhood Development Plan.

Arun Design Guide states that side extensions should avoid creating a terracing effect by setting side extensions back from the front of the house, respond to existing building design in terms of roof pitch, and use complementary and integrated materials and elevational design. Despite having a flat roof, the proposal is in accord with these criteria and complies with the Design Guide.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, ESD1 of the Felpham Neighbourhood Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal will be single storey and consist of two flat roofs, at a height of approximately 2.68m and 2.41m, the latter of which will match up with the eaves of the main roof. The taller roof will incorporate a roof lantern, which will protrude slightly above, at a height of approximately 2.93m. This roof lantern will have no impact on residential amenity and is acceptable. The extension will retain approximately 0.35m to the east boundary, and 6.4m to the south (rear). Being situated on the corner of the street, the boundaries closest to the proposal are not shared with any neighbouring properties, and as such the extension will have minimal impact on residential amenity. It is in accord with D DM4 of the Arun Local Plan and will not result in any adverse overbearing or overshadowing.

The extension will only include the installation of a set of sliding doors to the south (rear) elevation. These will face into the garden and will not overlook any neighbouring properties. They will pose no risk to residential privacy or amenity and are acceptable.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development is in accord with the 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:

- The Location Plan
- Block Plan
- Existing and Proposed North, South, East, West Elevations
- Proposed Floor Plan and Roof Plan
- Proposed Floor Plan with dimensions

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.