

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

REF NO: FP/64/21/HH

LOCATION: 15 Second Avenue
Felpham
PO22 7LJ

PROPOSAL: Demolition of outbuilding & erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The site is two storey detached dwelling located on the Second Avenue. The application seeks planning consent for single storey rear extension. The extension would measures 3m in depth and 3.58m on the southern boundary, 8.90m wide and 2.78m high with flat roof (approx.). There is variation in depth because it is infill extension. Materials to match the host dwellings.
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RELEVANT SITE HISTORY

FP/6/92	Erection of single storey music room extension to existing dwelling	ApproveConditionally 17-02-92
BR/634/68	Extension To Livingroom & Erection Of Car Port	Approve 19-11-68

REPRESENTATIONS

No letters of representation received.

CONSULTATION RESPONSES RECEIVED:

Parish Council: No objection.

POLICY CONTEXT

Designation applicable to site:

Built up 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, D DM4 and TSP1 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

Arun's Design guide M part supports rear extension with limited depth. In this case size of the extension would partly conflict with guidance because due to nature of the infill extension there is variation as it measures 3m on the northern boundary and 3.58m on southern boundary. The proposal involves demolition of the existing outbuilding which are closer to the rear boundary. Therefore the scale and size of the extension is considered to be acceptable.

The proposed alterations and extensions to the dwellings are not considered to be out of character or detrimental to the street scene. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the detached nature of the plot, siting and scale of the extension; the proposal is not considered to have any significant impact on the adjoining properties by reason of its size and position. The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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:
Site Plan & Block Plan
Proposed Floor Plan: sheet 1 of 3
Proposed Elevations: sheet 2 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.