

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

REF NO: FP/64/22/HH

LOCATION: 12 Courtlands Way
Felpham
PO22 6AW

PROPOSAL: Erection of single storey pitch roof rear extension and replacement carport roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension and replace an existing car port. The extension is to be approx. 5.6m in depth, 5.8m in width with a ridge height of 4m and eaves at 2.4m. The car port is to be approx. 7.3m in depth, 2.3/3.1m in width and 2.3m in height.
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REPRESENTATIONS

Felpham Parish Council - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

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

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. Aspects relevant to this proposal include: Character, Appearance, Impact 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.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. Characteristics relevant to this proposal include scale, massing, character, materials, finish, and architectural details.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions.

Felpham has a 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.

The Felpham Design Guide presents design features that should be upheld within the relevant area, in this instance Flansham Park, be upheld as stated in the design guide. While the proposal is not fully coherent with the noted design features for Flansham Park, it is coherent with the host dwelling and its locality. As such, it remains acceptable.

DESIGN AND VISUAL AMENITY

This proposal has 2 No. components. These are 1 No. single storey rear extension and 1 No. replacement car port.

The rear extension is to be approx. 5.6m in depth, 5.8m in width with a ridge height of 4m and eaves at 2.4m. The scale of this rear extension is moderate relative to the host dwelling and remains visually subservient. Additionally, it is to be constructed from materials that match the host dwelling. The pitched roof design is acceptable, and it features 1 No. rooflight to the South side of the roof which is also acceptable.

Due to the siting of the extension to the rear of the property, there would be no views from the street and as such, it will have no visual impact on the street scene. Large single storey rear extensions are a common feature within the locality and as such, it is not out of character within its locality.

The car port is to be approx. 7.3m in depth, 2.3/3.1m in width and 2.3m in height, sited in front of the garage and running up the northern (side) site boundary to the rear elevation of the dwelling. The scale and siting of this car port is acceptable. Although it is set back from the front of the property, it would be visible from the street. It is to consist of timber posts and a translucent roof, these materials are acceptable. Given its scale, siting, and design, it will have minimal views from the street and it will not give rise to any adverse visual impact on the wider street scene.

The proposal is compliant with relevant Development Plan policies D DM1(1)(14), D DM4(a)(b) & D SP1 of the Arun Local plan. It is also compliant with policy ESD1 of the Felpham Neighbourhood Development Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear extension meets the southern site boundary. The southern neighbour dwelling (No. 14 Courtlands Way) features a rear extension. Owing to the neighbouring rear extension positioning the rear ground floor viewpoints further to the rear of the property, the proposed rear extension does not intersect neighbouring rear 60-degree sightlines. Additionally, owing to the low eaves height of the extension there is no intersection of 45-degree light accessibility lines from the rear viewpoints of any neighbour dwellings. As such, the extension gives no rise to any adverse impacts by way of overbearing or overshadowing on any neighbour dwellings.

The proposed car port runs along the northern side site boundary at a height of 2.3m. The scale of the car port frame and its low height means it will not give rise to any significant impacts by way of overbearing or overshadowing on the North neighbour dwelling (No. 10 Courtlands Way).

The proposed extension includes 2 No. North facing windows and 2 No. windows and glass doors to the rear of the extension. These new viewpoints are at ground floor level and do not give rise to any adverse impacts by way of overlooking.

The proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. It is also compliant with policy ESD1 of the Felpham Neighbourhood Development Plan and Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies and Design Guidance. As such, it 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:
 - Elevations as Proposed (Dwg No. 05).
 - Plans as Proposed (Dwg No. 04).
 - Block & Location Plans (Dwg No. 01).
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.