

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

REF NO: FP/65/22/HH

LOCATION: 54 Flansham Lane
Felpham
PO22 6AH

PROPOSAL: Erection of single storey side/rear extension to create self-contained annexe for ancillary use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension which will be used as a self-contained annexe.

REPRESENTATIONS

Felpham Parish Council provided no objection.

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 extension is to the rear however as it extends beyond the side elevation of the dwelling, it will be visible from the scene although it will be set back 18m from the highway and appears subservient to the host dwelling.

The property has a cat slide roof to the rear and the extension will meet in line with the eaves ensuring it appears well integrated and appropriate in scale. Materials consist of rendered masonry to match the host dwelling.

The proposal does add some bulk to the rear of the property however it is appropriate in scale compared to the size of the site retaining 32m to the rear boundary.

The Arun Design Guide states 'No side extension should have a frontage greater than 70% of the original building's frontage.' 'Avoids a terracing effect by setting side extensions back from the front of the house, keeping this 1 metre from side boundaries at ground floor'. 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. The proposal partly complies in that it does appear subservient and does not have a frontage of greater than 70%. It however does not retain 1m to the side boundary although due to its position with sufficient separation and its single storey height does not result in a terracing effect.

The proposal does not result in harm upon the appearance or character of the area in compliance with D DM1 and D DM4 of the Arun Local Plan and with the Design Guide and ESD1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 5.2m and a width of 6.1m. This will not result in adverse overbearing or overshadowing retaining 2.2m to the northern boundary and 0.8m to the southern boundary.

The proposal will extend some distance beyond the rear building line of the property at No.52 to the south although there is sufficient separation between the dwellings in such that the extension would not result in adverse harm and does not intersect a 60-degree angle.

To the north, the neighbour has a window that may be affected at a 45-degree angle, however with the extension set back from the boundary, there is around 6.5m separation when looking at an angle, until it meets the building line and as such the impact is not significant.

The extension is self-contained but is ancillary to the main dwelling. It does have its own access door although with the development attached to the main building, additional noise and disturbance will not be significant with it similar to that of the main house.

There are no side windows proposed but there will be a window and door to the rear elevation. At single storey, this will overlook the rear garden and does not result in adverse overlooking.

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

PARKING

The creation of an additional element of residential use could generate additional parking demands. However as the annexe is linked to the dwelling this is likely to be minimal. No parking is available on site but there is a lay-by to the front.

The proposal complies with policy TSP1 of the Arun Local Plan.

SUMMARY

The proposed development complies with relevant development plan policies and 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

- Block and Proposed Floor and Elevation Plan - 001

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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 54 Flansham Lane as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 **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.