

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

REF NO: FP/66/19/HH

LOCATION: 45 Downview Road
Felpham
PO22 8HH

PROPOSAL: Single storey rear extension and part single part two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a part first floor and part two storey extension to the side of the dwelling and a single storey extension to the rear.
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RELEVANT SITE HISTORY

EG/25/97	Single storey flat roof extension with false pitch and new/replacement porch	App Cond with S106 09-01-98
FP/15/88/T	Fell 3 Macrocarpa trees on rear boundary	Refused 07-03-88
EG/11/89	Loft conversion to provide 2 No. bedrooms with separate w.c	ApproveConditionally 17-04-89
EG/83/87	Boundary fence Total height approx. 1.8 m	Approve 21-10-87

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council provided no objection to the application.
No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES[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

[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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham have a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal is considered to comply with this policy.

DESIGN AND VISUAL AMENITY

The proposal is sited to the side and rear of the dwelling and will be highly visible from the street scene.

A first floor extension will be constructed above the existing attached garage. The extension will also increase in depth to the rear by approximately 2.5m at two storey with the extension running the full side elevation and beyond the existing rear.

The proposed extension due to its design and siting is considered to appear well integrated and subservient to the host dwelling. It is also considered sympathetic in appearance to the host dwelling with materials to match that of the existing dwelling.

The eaves height will match that of the existing property and as a result of the design the addition is not considered to appear unduly dominant on the street scene. The surrounding area consists of properties of a mixed character and therefore the proposal is not deemed out of keeping with the street scene.

As a result of the siting and design the development as proposed is not considered to harm the spatial

pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extensions will be sited along the northern and western elevation of the dwelling.

The Council uses a 45 degree rule to assess serious effects on neighbouring properties daylight, sunlight and overbearing impacts caused. The two storey side extension is not considered intersect a 45 degree line from the rear first floor windows at No.47 and thus not considered to give rise to any significant overshadowing or overbearing impacts with 1.4m retained to the boundary.

An existing extension to the rear will be removed to allow for the proposed single storey extension which will extend the full width of the dwelling at a depth of 6m. The rear extension is of a modest height at a maximum of 3.2m with the addition of 2 roof lanterns.

Due to the siting of the extension 4m is retained to the neighbouring property to the north which is considered sufficient to reduce any adverse overbearing or overshadowing impacts. The neighbouring dwelling at No.43 is also sited behind that of the host property and as a result the development does not extend beyond the rear with 1.3m separation to the boundary and again is not considered to result in any adverse impacts.

There will be two windows to the ground floor side extension however these are positioned to replace existing windows and as a result is not considered to significantly increase overlooking. There will be bifold doors to the rear elevation however with the development at single storey views will be of the rear garden and not considered to increase from that which is already achievable.

There will also be an additional window to the front and rear at first floor level. The front window overlooks the street scene. The siting of the rear window is considered to give rise to views over neighbouring gardens however it is not considered to result in significant overlooking with no direct views into neighbouring properties and 31m retained to rear.

As a result of the siting and design the proposal is not considered to give rise to any adverse impacts upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

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 Plan - 19/16/5
 - Proposed Plans - 19/16/3
 - Block Plan - 19/16/4

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.