

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

REF NO: FP/66/20/HH

LOCATION: The Gate House
Manor Copse
Felpham
PO22 7AT

PROPOSAL: Remodelling of existing detached garage building, involving; raising of main roof by 450mm and hip to gable on western elevation, to accommodate internal car lift & mezzanine storage area. This application may affect the character & appearance of the Felpham Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

No objection.

Arun District Conservation Area Advisory Panel:

No objection to the works. The materials used should be of good quality to ensure there is no detriment to the Conservation Area.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Within the Built Up Area Boundary
Tree Preservation Orders
Within the Conservation Area
CIL 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
HERDM3	HER DM3 Conservation Areas
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

SUPPLEMENTARY POLICY GUIDANCE:

SPD2	Conservation Areas
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CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Felpham has a Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal is considered to comply with these policies.

DESIGN AND VISUAL AMENITY

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

There is a garage to the southern elevation of the property to which the roof height will be raised by 0.45m. This is not deemed to be excessive and the roof is going to change from a hipped to gable end to incorporate the space for a car lift. There will be the addition of a bullseye window in the new gable end which is considered to be an attractive feature that is not out of keeping with the Conservation Area. The development maintains the same footprint which ensures the development does not appear unduly dominant.

As a result of the siting and size, the proposal is considered to appear subservient to the host dwelling with materials to match the host dwelling.

The surrounding area is mixed in design and style and the addition is not likely to result in the dwelling appearing out of character.

The development is not considered to adversely impact the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSETS

The proposal falls within the Conservation Area.

Para 190 of the NPPF requires the LPA to consider the significance of the proposal upon the heritage assets. The development can be described as having no harm to the setting of the Conservation Area..

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area and complies with HER DM3.

RESIDENTIAL AMENITY

There will be an additional window to the front of the garage which will overlook the street scene and rooflights to southern elevation. Whilst the side windows look towards the neighbouring property's front garden, the windows are at a high level at 1.7m above finished floor level and with the development at single storey, it is not considered it will give rise to significant overlooking. .

Due to the design and siting of the development, it is not considered to result in adverse impacts upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Due to the siting inclusion of the car lift, it will restrict the use of the garage and therefore result in the loss of a parking space. The front of the property however has sufficient space for at least 4 spaces and the alteration is not deemed to result in adverse impacts upon parking or highway issues.

SUMMARY

The development is deemed to accord with 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.

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:
 - Location and Block Plan 4600_PL_001
 - Proposed Plans 4600_PL_004

- Photographs and Photomontages

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.