

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

REF NO: FP/66/22/HH

LOCATION: 58 Outerwyke Road
Felpham
PO22 8NF

PROPOSAL: Erection of single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the front of the property. The proposal included a shed to the front boundary although this element has been removed.
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REPRESENTATIONS

Felpham Parish Council provided no objection.

1 letter of objection received from a nearby occupier:-

- The height and length of this construction would block our light and view to our living room which is only 120 cm from the side the house.
- It will cause a restriction to the hall window.
- The shed should be refused as it similar to a refusal obtained on FP/267/16/HH.

Comments noted and addressed in the conclusion. The shed has been removed from the application.

CONSULTATIONS

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 proposal is located to the principal elevation and will be visible from the street scene although there is a large hedge which runs along the front of the property, largely restricting views.

The front of the house is currently staggered in appearance and the proposal will construct an extension to the eastern side which will infill this elevation and meet with the principal frontage.

The extension will have a flat roof and appears well integrated with the host dwelling. Whilst the extension is to the front, it does not appear unduly dominant, nor does it extend beyond the established development line in the vicinity.

The material will feature facing brick to match the host dwelling ensuring it is sympathetic in appearance to the host dwelling.

The Arun Design Guide states ' Front extensions should generally be no deeper than 1.5 metres and should not be the full width of the building. Those which depart from existing building design are unlikely to be acceptable.' 'Takes care not to disrupt the existing composition of the street in terms of rhythm or building line.' The proposal partly complies with the guidance. It does extend more than 1.5m although this acts as an infill and does not extend beyond the front by more than 1.5m. It does not disrupt the composition of the street.

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

RESIDENTIAL AMENITY

The extension will have a depth of 5.5m and a width of 7.5m. It will have a flat roof with a height of 2.7m. This retains 0.8m to the boundary to the east and extends around 1.6m beyond the principal elevation of the property to the east at No.60.

No.60 has a side facing window which the extension will extend across. This will result in some loss of light although is not significant due to the window being side facing and with hedging growing between the properties along the boundary.

There is a front facing window to the neighbouring dwelling however the extension does not intersect a 45-degree angle when drawn from the centre of this window and therefore will not result in adverse harm.

The extension will not be visible from the west.

There will be a window to the extension which replaces the existing albeit is further forward, with views towards the street scene.

The development will not result in adverse harm upon amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development complies with relevant development plan policies and is recommended for approvals 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, Block and Existing and Proposed Plans - 001 A

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 materials and finishes of the external walls of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 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.