

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

REF NO: FP/68/21/HH

LOCATION: 23 First Avenue
Felpham
PO22 7LG

PROPOSAL: Dormer window to side (south) elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a dormer to the side elevation of the property.

RELEVANT SITE HISTORY

FP/28/07/	New dormer to replace existing velux roof lights.	ApproveConditionally 06-03-07
FP/28/93	Extension to existing bungalow	ApproveConditionally 16-04-93
FP/235/87	Change of roof line to double garage approved under FP/164/87	ApproveConditionally 14-10-87

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIESArun 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 2014 POLICY ESD1 Design of new development**PLANNING POLICY GUIDANCE:**

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a dormer to the side elevation of the property.

The dormer is modest in size and set back towards the rear end of the property and as such views from the street scene are minor. It will have a depth of around 2.25m and a height of 1.7m.

The surrounding area consists of properties of a varied style and design and the addition of a dormer is not considered to result in the dwelling appearing out of character with the area.

The dormer will consist of tile hanging which will match that of the host dwelling ensuring it appears well integrated on the roof slope.

Section M of the recently adopted Design Guide relates to householder extensions. 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal is considered to comply with design guide in that the scale and appearance of dormer is considered appropriate to the size of the dwelling.

The development is not considered to result in harm upon the street scene or wider area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer will be situated to the side elevation facing south. The dormer is located towards the rear of the side elevation and will face the neighbouring property at No.25. There is 1 window to the first floor side elevation to the neighbouring property which serves a bathroom and it is not considered to the dormer would give rise to adverse overlooking. The dormer does however serve a bathroom and the plans have noted the window will remain obscured glazed. This will be conditioned and will ensure that the dormer will not give rise to adverse views upon the neighbouring property.

The proposed dormer is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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
- Proposed Plans - 20/12/2

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 first floor dormer window on the southern elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property 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.