

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

REF NO: FP/69/26/HH

LOCATION: 2 Ceres Place
Felpham
PO22 7RG

PROPOSAL: Demolition of existing conservatory. Construction of two storey and part single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - Objection raised in relation to runoff destination and extreme rainfall and flooding.

Comments noted.

POLICY CONTEXT

Lidsey Flood Risk Zone.

2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The application site comprises a link-detached two-storey dwelling located at 2 Ceres Place, Felpham.

Planning permission is sought for the erection of a two-storey rear extension following the demolition of the existing conservatory.

The proposed two-storey rear extension would extend approximately 3m beyond the existing rear elevation and span the full width of the dwelling at approximately 7m. The extension would continue the existing pitched roof form, finished with plain roof tiles, with a maximum ridge height of approximately 7.7m and an eaves height of approximately 5m. External walls would be finished in white render to match the appearance of the existing dwelling.

At ground-floor level, the rear elevation would incorporate bi-fold doors opening onto the private rear garden, together with a window within the side elevation. At first-floor level, two casement windows would be reinstated in the same positions as existing openings. Additional fenestration would comprise a top-hung bathroom window within the north-east side elevation and a high-level window within the north-west side elevation serving a laundry room. The proposal would also replace the existing first-floor front facing doors with a casement window. All proposed windows would be finished in white uPVC to match the existing dwelling.

Given its position to the rear of the property, the extension would not be visible from the public realm. Whilst the development would increase the overall bulk of the dwelling and would not be wholly subservient to the host property, the design approach, which includes the continuation of the pitched roofline reflecting the character of the original dwelling, would reduce any potential visual impacts. The proposal would not result in harm to the character or appearance of the dwelling or the wider area and would therefore comply with Arun Local Plan (ALP) policy D DM1. Furthermore, the extension would not project more than 3.3m beyond the existing building line and would therefore accord with the guidance set out within the Arun Design Guide (ADG).

The proposal would include a single storey rear extension, extending approximately 2.8m beyond the rear elevation of the two-storey element and measuring approximately 3.4m in width. It would replace the existing conservatory, which occupies a similar footprint. The extension would feature a pitched roof finished with interlocking roof tiles, with a maximum height of approximately 3.6m and an eaves height of approximately 2.6m. The external walls would be constructed in brickwork to match the ground floor section of the host dwelling and would include a casement window within the rear elevation.

As with the two-storey element, the single-storey extension would be located to the rear and would not be visible from the public realm. The design and materials would match those of the host dwelling, ensuring visual integration. Due to its modest scale and form, the extension would appear as a subordinate addition to the host dwelling. The surrounding area contains a number of similarly sized, and in some cases larger, domestic extensions. As such, when considered both individually and in conjunction with the proposed two-storey addition, the single storey rear extension would not appear incongruous or out of character within its setting.

The proposed internal part garage conversion would not result in any external changes and as such,

would not result in harm to visual amenity.

Overall, the proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with ALP policies D DM1 and D DM4 and the ADG.

RESIDENTIAL AMENITY

The proposed extensions would be set in approximately 2.6m from the neighbouring dwelling to the north-west and approximately 1.1m from the neighbouring dwelling to the north-east. Given these separation distances, together with the orientation and scale of the proposal, the development would not result in overbearing impacts or overshadowing of neighbouring occupiers.

Furthermore, the extensions would not intrude the 45-degree splay line taken from the nearest ground-floor or first-floor habitable room windows serving neighbouring properties. As such, the proposal would not affect neighbours' access to light in accordance with the ADG.

The proposed rear-facing ground-floor openings would largely replace existing windows and doors and would therefore not give rise to any additional overlooking concerns. The ground-floor window within the north-east side elevation would occupy a similar position to an existing opening and, by virtue of its ground-floor location, would not result in any loss of privacy to neighbouring properties.

The proposed first-floor window within the north-east elevation would face a blank side elevation and would serve a non habitable room. As such, it would not result in overlooking or a loss of privacy to the neighbouring property to the north-east.

The proposed high-level window within the north-west elevation would serve a non habitable laundry room and would be positioned in a location broadly comparable to existing openings. Given its purpose, position and high-level design, the window would not result in unacceptable overlooking. In these circumstances, it is not considered necessary or reasonable to require obscure glazing by condition.

The proposed first-floor window within the front (south) elevation would replace existing glazed doors and would therefore not introduce any additional overlooking beyond that already experienced under the existing arrangement.

It is acknowledged that the proposal would not fully comply with the ADG in terms of minimum garden depth, with a remaining depth of approximately 9.7m as opposed to the recommended 10.5m. However, sufficient private amenity space of approximately 14.2m would remain to the rear of the two-storey extension. Therefore, the overall amenity provision would be adequate for current or future occupiers.

Overall, the proposed development would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

DRAINAGE

The application site lies within Lidsey Wastewater Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality.

The proposed single storey rear extension would be constructed as a replacement of the footprint of the existing conservatory. The proposed two storey extension would infill a recessed part of the rear elevation and would extend over existing hardstanding. As a result, the development would lead to only a limited increase of approximately 12 sqm in impermeable surfacing and would not materially increase the risk of surface water flooding either within the site or elsewhere.

It is also a material consideration that a development of broadly similar scale could potentially be implemented under permitted development, provided a small gap were retained between the rear projections. There are no planning conditions in place removing such rights. Consequently, a comparable extension could be constructed without the need for planning permission and would likely have a similar impact in drainage terms. Significant weight is therefore attributed to this fallback position. It is further noted that a number of extensions of a similar footprint have been constructed within the surrounding area under permitted development.

It is noted that the Council's Drainage Engineers have raised an objection to the proposal. However, given the limited increase in impermeable area, together with the fallback position afforded by permitted development, the proposal would not materially increase the chances of flooding elsewhere in the district. On balance, the proposal is therefore in accordance with ALP policies W DM1 and W DM3.

PARKING

The proposal also includes alterations to the existing garage, involving the partitioning of part of the internal floor space to create a utility room. These works are internal in nature and do not constitute development requiring planning permission. As no external changes are proposed, they do not raise any planning concerns and would therefore be acceptable.

It is also noted that the existing garage does not currently contribute towards the property's parking provision, as its internal dimensions are approximately 2.6m in width and 5.3m in depth. The ADG recommends minimum internal garage dimensions of 3m by 6m in order for a garage space to be counted towards parking provision. Consequently, the loss of part of the garage for parking purposes would be acceptable.

Furthermore, sufficient off-street parking would remain available within the existing driveway to accommodate at least two vehicles, with additional on-street parking available within the surrounding area.

SUMMARY

The development is in accordance 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

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 drawings:

- Location Plan
- Block Plan
- Proposed Elevations Drwg No. SK02 Rev A
- Proposed Floor Plans and Roof Plans rev C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.