

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

**REF NO:** FP/70/26/HH

**LOCATION:** 5 Limmer Lane  
Felpham  
PO22 7EL

**PROPOSAL:** Single storey rear extension. First-floor side extension with hip-to-gable roof conversion over. Garage remodelling with installation of PV panels on proposed new pitched roof. This application may affect the character and appearance of the Felpham Conservation Area.

**SITE AND SURROUNDINGS**

**DESCRIPTION OF APPLICATION** As above.

**RELEVANT SITE HISTORY**

|              |                                                                                                                                                                                                                                                                                                                                                                                       |                                  |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| FP/95/23/DOC | Approval of details reserved by condition imposed under ref FP/17/22/HH relating to conditions 3 - cladding details.                                                                                                                                                                                                                                                                  | DOC Approved<br>15-08-23         |
| FP/17/22/HH  | Erection of first floor side extension, hip to gable roof extension, side extension and remodelling detached garage, new garden shed, chimney remodelling, new roof to conservatory, installation of PV panels to new pitched roof over garage and alterations to fenestration/openings. (This application may affect the character and appearance of the Felpham Conservation Area). | ApproveConditionally<br>01-04-22 |

**REPRESENTATIONS**

Felpham Parish Council - No objection.

Arun Conservation Area Advisory Panel - No objection. Subject to the use of good quality materials and finishes, the proposal is considered to have a neutral impact on the character and appearance of the conservation area.

No representation received from nearby occupiers.

**CONSULTATIONS**

**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS - Objection on the basis of insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development. Currently the site is in Flood Zone 1 (FZ1) but when the effects of Climate Change are introduced, it will fall into a future flood risk zone. The source of this risk has not been acceptably identified and no Flood Risk Assessment Submitted.

**POLICY CONTEXT**

Conservation Area.

Within Built-Up Area Boundary.

Lidsey LFRZ.

Tree Preservation Order.

2km Buffer for Site of Special Scientific Interest.

**DEVELOPMENT PLAN POLICIES**

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

|        |                                                              |
|--------|--------------------------------------------------------------|
| WDM1   | W DM1 Water supply and quality                               |
| WDM3   | W DM3 Sustainable Urban Drainage Systems                     |
| HERSP1 | HER SP1 The Historic Environment                             |
| HERDM3 | HER DM3 Conservation Areas                                   |
| DDM4   | D DM4 Extensions and alter to exist builds (res and non-res) |
| DDM1   | D DM1 Aspects of form and design quality                     |
|        | Quality of Design                                            |

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#)

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                               |
|-------|-----------------------------------------------|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
|-------|-----------------------------------------------|

**CONCLUSIONS****BACKGROUND**

Permission was granted under FP/17/22/HH for erection of first floor side extension, hip to gable roof extension, side extension and remodelling of detached garage, new garden shed, chimney remodelling, new roof to conservatory, installation of PV panels to new pitched roof over garage and alterations to fenestration/openings. At the time of submission of the current application, works have been partially implemented.

**DESIGN AND VISUAL AMENITY**

The site is a detached two-storey dwelling along Limmer Lane. This application seeks planning permission for the construction of a single-storey rear extension, first-floor side extension with hip-to-gable roof conversion over, garage remodelling with installation of PV panels on the proposed new

pitched roof. The works would be partially visible from the street scene.

The proposed single-storey rear extension would measure 4m wide and 1.9m deep at its maximum depth. It would have a flat roof with a maximum height of 3m. Walls would be finished in painted brick, and windows would be painted dark grey to match materials approved under FP/17/22/HH.

The proposed first-floor side extension would extend over the existing ground floor single-storey addition. It would measure 1.7m wide and 3m deep. It would feature a new gable roof over, which would have a maximum height of 6.3m and be set down 1.4m from the ridgeline of the host dwelling, ensuring this element appears as a subservient addition. The first floor would be clad in vertical timber cladding to match that of the existing dwelling. Permission was granted for this element under FP/17/22/HH but was not implemented.

The proposed garage would be extended by 2m in width towards the west side boundary. The existing flat roof would be replaced with a pitched roof with an eaves height of 2.5m and a maximum height of 3.9m. It would be clad with vertical timber cladding to match the host dwelling and would feature a lean-to roof covering to the west, up to the boundary. It would have a maximum height of 2.1m and serve as open storage.

Solar panels are proposed on both roof slopes of the garage. Given the siting of the solar panels, the solar panels would not result in harm to visual amenity.

Alterations include changes to the conservatory, which has been built out with dark grey zinc cladding to the walls, as opposed to the white painted brick approved under FP/17/22/HH. This material was approved within the roof construction, and its introduction to the walls of the conservatory would not appear out of keeping, although it would introduce a more contemporary appearance to the dwelling. The fenestration within the conservatory has been amended to include a picture window within the south elevation, similar in appearance to that previously approved under FP/17/22/HH and is acceptable.

The proposal would not result in harm to visual amenity and is in accordance with ALP policies D DM1 and D DM4.

#### NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, taking into account the positioning of neighbouring buildings and responding to existing elevations through the size and positioning of doors and windows.

The application site has neighbours to either side and to the rear. The single-storey rear extension would be sited 5.1m from the rear boundary, advancing only 0.6m closer than the existing distance given the partial infilling of the extension. Given the scale of the proposed rear extension, the single-storey extension would not result in harm by way of overbearing or overshadowing impacts to neighbours. One additional window is proposed within the rear and side elevations; however, views would not be significantly different from those currently obtained and would not result in any additional overlooking.

The first-floor side extension would extend over the existing single-storey element. It would not extend beyond the existing distance to the boundary with the east side neighbour and, as such, would not result in harm by way of overbearing or overshadowing impacts to neighbours. The existing window would be replaced within the new extension and would not result in views significantly different from those currently obtained, nor would it result in any additional overlooking.

The proposed garage would extend closer to the boundary than the existing, leaving a separation of 0.3m. However, given the single storey nature of the design, the eaves height of 2.5m and the existing

high boundary wall measuring 2.2m, the garage would not result in undue overshadowing or overbearing impacts. There are two clerestory windows proposed within the side elevation of the garage, however given their high level, they would not result in harmful overlooking.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with ALP policies D DM1 and D DM4.

#### **HERITAGE ASSETS**

The site is located within the Felpham Conservation Area. As a result, the proposal is considered under Arun Local Plan policies HER DM3 and HER SP1 and the National Planning Policy Framework (NPPF).

Policy HE5 of the NPPF (2026) states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. A proportionate heritage statement was submitted as part of this application.

Policy HE6 of the NPPF (2026) states when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Policy HE9 of the NPPF (2026) states development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

The use of uPVC should not be supported in most cases for applications in conservation areas. However, given the lack of visibility, it is considered that its use would have a neutral impact on the character and appearance of the conservation area. Furthermore, uPVC has already been used on site.

The character of the dwelling was modernised under FP/17/22/HH, mainly through the use of materials. The current proposal would be in keeping with the modernised appearance and, given that the garage is set back at least 13m from the front boundary and screened by a high gate, boundary wall and mature vegetation, it would have limited visibility within the street. As such, the works would have a neutral impact on the character of the conservation area.

Given the scale, design and siting of the proposed extensions and alterations, the proposal would not result in harm to the character or setting of the conservation area. Therefore, the proposal would be in accordance with Arun Local Plan policies HER DM3 and HER SP1, and the NPPF (2026).

#### **FLOOD RISK**

The site is located within the Lidsey Local Flood Risk Zone with a recognised history of foul sewer flooding in the area.

It is acknowledged that the Drainage Engineers have raised an objection to the proposal, noting that the application indicates that surface water from the extended dwelling would be managed via soakaways and permeable paving. While this approach would generally be supported in principle, no supporting evidence has been submitted to demonstrate that infiltration is feasible at the site.

However, it is noted that the majority of works could be constructed under permitted development, given the minimal increase in footprint. While the garage is not considered permitted development, given its siting to the side of the dwelling within a conservation area, a similar garage was permitted under FP/17/22/HH. Furthermore, the development would extend over existing hardstanding and introduce minimal impermeable surface area when compared to the existing situation.

Given that the development would extend over existing built form and existing hardstanding, and there is an existing planning permission which has been partially implemented for similar works, a refusal on drainage grounds would not be reasonable in this instance. The proposals would not increase flood risk elsewhere, in accordance with ALP policies W DM1 and W DM3.

#### SUMMARY

The proposed 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 plans:

Location & Block Plan 3.000  
Site Plan 3.001 Rev 03  
Proposed Ground Floor Plan 3.100 Rev 04  
Proposed First Floor Plan 3.101 Rev 02  
Proposed Roof Plan 3.102 Rev02  
Proposed North and South Elevations 3.200 Rev 02  
Proposed West Elevations 3.201 Rev 02  
Proposed East Elevations 3.202 Rev 02

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: The applicant is advised that drainage interception features are to be provided where possible to make a positive contribution to reduce surface water. In recognition that the National Planning Policy Framework states that SuDS should be proportionate to the nature and scale of the proposal, the following interception features can demonstrate compliance without further detailed assessment:

- Infiltration features designed to meet extreme rainfall standards.
- Water butts or other means of reuse that are not designed for regular daily demand attached to all new downpipes.
- Raingardens and bioretention features attached to all new downpipes.
- Permeable surfacing.

- 5 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 NPPF.