

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

REF NO: FP/71/22/HH

LOCATION: 21 Broomcroft Road
Felpham
PO22 7NJ

PROPOSAL: Alterations to front facing first floor balcony and roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to make alterations to the front facing first floor balcony and roof.
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RELEVANT SITE HISTORY

FP/134/05/	New 1st floor en-suite bedroom & internal alterations.	ApproveConditionally 16-08-05
BR/131/51/A	Sun Room And Porch Extension	No Fiche Found
BR/286/79	Alterations To Front Elevation To Include Pitched Roof To Porch Enlargement Of Garden Room At Rear For Utilityroom	ApproveConditionally 16-05-79

REPRESENTATIONS

Felpham Parish Council - No Objection

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Charging 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

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 guidance set by the Arun Design Guide.

Felpham has a 'made' Neighbourhood Development Plan, of which Policy ESD1 is relevant. This policy is concerned with the design of development and states new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The proposal is to the front of the property and will be visible from the street scene.

At present, the property has a balcony which projects approximately 3m out over a hipped roof. This balcony will be altered, along with the roof below, to provide a smaller balcony which only projects approximately 1.85m from the front elevation but retains a similar width. The roof will be changed from hipped to gable, to mirror that of the garage roof. This will create a more symmetrical appearance to the property and appears more in keeping with the dwellings character than the existing design. The balcony will integrate more sympathetically with the dwelling, and will improve the appearance of the front elevation, reducing the amount of impact there is on visual amenity. Although to the front of the property, and visible from the street scene, the impact on the street will be lower than the existing balcony, given its more sympathetic and integrated design. It is an acceptable alteration, remaining in keeping with the character of the area, and will have little harm on the composition or appearance of the street.

The proposal appears subservient to the design of the host and is well integrated. It will use materials matching that of the existing, helping to ensure there is minimal intrusion on visual amenity. The balcony and roof alterations are appropriate in terms of scale and massing for their context and will not be unduly dominant or obtrusive to the main building. The proposal is in keeping with the character of both the property, and the locality, and is in accord with policy ESD1 of the Neighbourhood Development Plan.

The proposal complies with the Arun Design Guide in that the proposal responds to and complements the existing character and appearance of the dwelling.

The development will have no adverse impact on visual amenity or the character of the area and is in

accord with D DM1 and D DM4 of the Arun Local Plan, ESD1 of the Felpham Neighbourhood Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The balcony is on the first floor and will measure a maximum of 4.2m high from ground level, and 3.6m to the top of the altered roof. It will retain 7.9m from the southern (front) boundary, and 1.3m to the east. This is in accord with D DM4 of the Arun Local Plan and is acceptable. Given its location, and smaller footprint to the existing balcony, the proposal will result in very little overbearing or overshadowing of neighbouring properties and will have minimal harm on residential amenity.

As the balcony is replacing one already existing, there will be no increase in overlooking of neighbouring properties, and no change in the amount of impact to residential amenity as previously. In addition to this, the proposed balcony will be a smaller footprint to the existing, and face primarily towards the street, posing a lower risk of harm to neighbouring privacy and amenity than that of the current balcony. It is therefore acceptable.

Part M of the Arun Design Guide states developments should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development is in accord with the 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.

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:

- The Location Plan
- Block Plan Of The Site
- Proposed First Floor Plan A
- Proposed Elevations

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.