

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

REF NO: FP/74/19/HH

LOCATION: 8 Ferring Gardens
Felpham
PO22 8HW

PROPOSAL: Single storey extension to existing conservatory and replacement of existing conservatory roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to an existing addition. The existing conservatory roof will also be replaced.

RELEVANT SITE HISTORY

FP/181/04/ Extensions ApproveConditionally
12-10-04

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided no objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES[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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' neighbourhood plan with policy ESD1 of relevance to the application. The proposal is considered to comply with this policy.

The site is occupied by a semi detached dwelling with a garage. The property is located to a corner and has an existing rear extension and conservatory and side extensions.

DESIGN AND VISUAL AMENITY

The extension is sited to the rear of the property and as a result is not visible from the street scene or wider area. The extension appears subservient to the host dwelling and is modest in size increasing part of the existing extension by 1m in depth and 2.4m in width. Materials will match that of the existing dwelling.

Due to the siting and modest size of the proposal is not deemed to impact upon the spatial pattern or character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed extension will be constructed to a maximum height of 3m with the addition of a roof lantern. The height will match that of the existing extension and conservatory roof which is also to be replaced which will create a more uniform appearance. Due to its siting it is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity.

There will be doors to the rear which replace existing and with the development at single storey it is not considered to give rise to any adverse overlooking upon neighbouring amenity with the depth of the extension only increasing by 1m.

The proposal due to its design and modest size is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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
 - Location Plan - 0030
 - Proposed Elevations - 0030 04
 - Proposed Floor Plans - 0030 03
 - Block Plan - 0030
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.