

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

REF NO: FP/74/20/HH

LOCATION: 12 Outerwyke Road
Felpham
PO22 8HX

PROPOSAL: Single storey rear extension & alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a rear extension.
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REPRESENTATIONS

No objection.
No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

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 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies 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.

A proposal of similar size likely to fall under permitted development.

DESIGN AND VISUAL AMENITY

The extension is to the rear of the property and as such is not visible from the wider area.

The extension will be single storey and appear well integrated with the host dwelling. There is an existing conservatory which the extension will replace. The extension has a lean to roof and extend along the rear elevation meeting with the garage to the western elevation.

Due to the modest design and size and with no viewpoints from the wider area, the development is not considered to adverse impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 3m. It will have a height of 3.75m with eaves to 2.5m.

This extends to the same depth as the neighbouring property at No.14 and is not considered to result in adverse impacts on amenity. The neighbouring property has a conservatory at the boundary however due to the design and size of the extension which is similar to an existing conservatory in place at the host dwelling it is not considered to give rise to additional adverse impacts.

There is 41m retained to the rear elevation.

Views will be of the rear garden with no side windows proposed.

The development due to the modest size and siting is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accords 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
 - Location Plan
 - Block Plan
 - Proposed Elevations - 1209-03
 - Proposed Floor Plans - 1209-01

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.