

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

REF NO: FP/74/26/HH

LOCATION: 14 Roundle Road
Felpham
PO22 8NL

PROPOSAL: Demolition of conservatory. Single storey rear extension. Vertical boarding to existing front elevation and rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

One objection has been received from a nearby occupier, stating that the proposal would not be in keeping with the area; this has been addressed in the conclusions section below.

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)

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**DESIGN AND VISUAL AMENITY**

The site includes a detached bungalow with loft accommodation served by an existing rear dormer. The proposal is for a single storey rear extension (following demolition of the existing conservatory) and vertical boarding to the front elevation, rear wall of the extension and rear dormer.

The existing conservatory has a depth of 4m and is set in from the eastern side boundary by 1.4m (set in 0.4m from the eastern flank of the main dwelling). The conservatory has a pitched roof with a ridge height of 3.6m.

The proposed extension would replace the existing conservatory, constructed in line with eastern flank elevation, therefore set in from the site boundary by 1m, compliant with Arun Design Guide (ADG) advice

for extensions. The proposed extension would have a depth of 4.9m, exceeding ADG guidance for rear extensions, which advised that depth should not exceed 3.3m for extension to detached dwellings. However, given the existing depth of the conservatory and resultant rear garden depth of 24.5m (compliant with ADG advice of a minimum of 10.5m) there would be no resultant harm to design or visual amenity.

The extension would have a flat roof at a height of 3.1m. Despite being lesser in height, the extension would result in increased bulk and massing. However, flat roof form is established on site and is common in neighbouring properties, therefore would not result in harm to visual amenity of the host dwelling or locality.

A new window is proposed at ground floor level within the eastern flank elevation following proposed internal alterations. The extension itself would be served by a window and sliding doors on the on rear elevation and a standard door on the north elevation. The layout and design of the fenestration are appropriate and would not result in harm to visual amenity.

Three rooflights are proposed to serve the ground floor accommodation within the rear extension. While these would not be set symmetrically, they would be set relatively centrally within the roof profile. While rooflights are not especially common in the locality, the rooflights would be sited to the rear and would not result in harm to visual amenity. There is only one rooflight currently serving the host dwelling, on the front elevation, therefore would not result in an overconcentration in accordance with ADG guidance.

The proposed material palette is varied; spiced oak cladding is proposed on the rear elevation of the extension, as well as the rear dormer and front elevation. Sandstone render is proposed on the side walls of the proposed extension, similar to the existing render. The external materials used in the locality are varied, with different colours of render, paint and cladding exhibited on nearby dwellings. While darker cladding would perhaps appear at odds with the lighter colours used more commonly, there would be no resultant harm to design or visual amenity, considering the variation in the street scene.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The amended and proposed materials would not result in harm to neighbouring amenity.

The proposed fenestration would be set at ground floor level, offering views of the side and rear garden, resulting in no harm to neighbouring amenity by way of overlooking.

While the extension would be greater in width and depth than the existing conservatory, extending 5.3m further west, the extension would still be set in from the boundary with 16 Roundle Way by 3.9m, therefore resulting in no harm by way of overbearing or overshadowing impacts.

To the east, 12 Roundle Way has built form abutting the boundary with the host dwelling, including what appears to be a side extension / carport with a UPVC roof and an outbuilding of a considerable height with a pitched roof. The proposed extension would be lesser in height than the outbuilding and would be not extend past its rear wall. The proposed extension would be greater in height (by approximately 1m) than the neighbouring carport. Given the intended use of the carport, there would be no undue impacts to neighbouring amenity by way of overbearing or overshadowing.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with relevant development plan policies and is therefore 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:

Block Plan, Proposed Ground Floor Plan and Proposed South & East Elevations P01a.
Location Plan, Proposed Roof Plan and Proposed North & West Elevations P02a.

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 NPPF.