

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

REF NO: FP/77/21/HH

LOCATION: 59 Minton Road
Felpham
West Sussex
PO22 7JX

PROPOSAL: Erection of single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION A modest single storey extension to the side of the dwelling.

RELEVANT SITE HISTORY

FP/168/02/	Two storey extension to form kitchen/dining and bedroom/ en-suite. Resubmission following FP/103/02	ApproveConditionally 06-11-02
FP/103/02/	Two storey extension to form kitchen/dining and bedroom/ensuite.	ApproveConditionally 05-07-02
FP/49/88	Proposed single storey extension to dwelling house.	ApproveConditionally 21-03-88

REPRESENTATIONS

None received.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Within built up area.

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 considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham has a emerging Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy due to its modest scale.

DESIGN AND VISUAL AMENITY

The extension is to the side of the property and not readily visible from the wider area due to its position behind a side projection. External materials will match the dwelling.

The pitched roof extension by reason of its size appears subservient to the dwelling and well integrated.

Arun District Council recently adopted a Supplementary Design Guide SPD which aims to increase design within the district. The proposal is considered to comply with this (Part M) due to the modest scale of the proposal and simple design that responds to and complements the existing character and appearance of the dwelling.

As a result of the design and siting, the proposal is not considered to 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 is modest in size and due to its size and position would not have any unacceptable impact on the amenities of the nearest neighbour.

Due to the siting and design, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord 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:-

SH/21/02
SH 21/03c

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 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.