

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

REF NO: FP/77/22/HH

LOCATION: 27 Sea Drive
Felpham
PO22 7NE

PROPOSAL: Garage conversion to habitable use and installation of 1 x side dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to convert an integral garage to habitable use and install one dormer to the west elevation.
----------------------------	---

RELEVANT SITE HISTORY

FP/15/08/	New extensions & minor alterations to existng house	ApproveConditionally 19-03-08
-----------	---	----------------------------------

REPRESENTATIONS

Felpham Parish Council - No Objection:
- Provided the dormer window has obscure glass fitted.

No representation received from nearby occupiers.

The dormer windows will not unduly overlook any neighbouring properties due to their size and orientation, and the need for a condition requiring the windows to be obscured glass will not be necessary.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

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 will include works to the side of the property, of which will be visible from the wider area.

At present, the property has a flat roof dormer to the east elevation. The dormer will mirror this on the west elevation, matching the same design and style as the existing. This is in keeping with the character of the property and will create a more symmetrical appearance to the roof. The dormer will have little harm on visual amenity and will have no adverse impact on the appearance of the property. Being to the side, it will be visible from the street scene. Given its scale and sufficient distance from the front boundary, it poses minimal harm on the composition and appearance of the street, and is acceptable.

The garage conversion will be primarily internal, with the only external alterations being changes to a window to the side elevation, and installation of French doors and a small canopy to the rear. The window to the side will be smaller than existing and will have little harm on visual amenity. The French doors and canopy to the rear will differ to the existing windows, but will not be unduly harmful, and remain in keeping with the character of the property. No alterations will be visible from the front elevation, and as such there will be no impact on the composition or appearance of the street. The proposal is in keeping with the character of the property, and the locality, and is acceptable.

The works are subservient to the design of the host and are well integrated. The materials used match that the existing, ensuring minimal intrusion on visual amenity. The dormer is appropriate in terms of scale and massing for its context and will not unduly dominate the main roof. The works are acceptable, remaining in keeping with the character of the property, and the locality, and are in accord with ESD1 of the Arun Local Plan.

The Arun Design Guide states that roof alterations should locate roof extensions and roof lights discreetly and unobtrusively, and favour small scale dormer windows with pitched roofs over large, flat box-shaped designs. Although flat roofed, the dormer will mirror an existing one, and will have minimal harm on visual amenity. The works are in accord with Arun Design Guide.

The development will have minimal harm on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, ESD1 of the Neighbourhood Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The dormer is on the first floor of the property and will have a flat roof at approximately 5.3m high, mirroring that of an existing side dormer. The dormer will retain 31.5m from the south (rear) boundary, 1.8m from the west and 11.5m from the north (front). These distances are acceptable and will not be unduly harmful to the neighbouring property to the west. The garage conversion will have no impact on the footprint of the building, and so will not alter any existing distances from neighbouring boundaries. Neither of the works result in adverse overbearing or overlooking, nor will there be any unacceptable harm on residential amenity. This is in accord with D DM4 of the Arun Local Plan.

The proposal will feature two windows to the north and south elevations of the dormer, a replacement window to the west elevation, and French doors to the south. The windows to the north will overlook the street and will have no harm on residential amenity. The features to the south elevation will not directly face any neighbouring properties, instead overlooking the garden, and pose no harm to neighbouring privacy or amenity. The window to the west will replace a larger window, and so will result in no further harm to the neighbouring property to the side, of which the window faces.

Arun Design Guide states developments should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

PARKING

As the proposal seeks a conversion of the existing garage to habitable use, a potential parking space for the property will be lost. This will not be detrimental however, as there is still a sufficient number of parking spaces available on the driveway. As such, this loss of the single parking space is acceptable, and will have no adverse impact on Highways.

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

qaThe 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:

- Proposed Location and Block Plans 223114/05
- Proposed Floor Plans 223114/03
- Proposed Elevations 223114/04

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.