

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

REF NO: FP/79/19/HH

LOCATION: 1 Wick Lane
Felpham
PO22 8QG

PROPOSAL: Single storey rear extension, lean-to garage, window alterations and new roof coverings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension and garage to the side elevation. The roof tiles and windows will be replaced.

RELEVANT SITE HISTORY

FP/111/89/T	Lop tree (Cherry tree) in garden	ApproveConditionally 03-07-89
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided an objection with concerns over the disturbance/removal of the hedging around the property during the nesting season.

2 letters of no objections from 2 nearby occupiers.

- Concern is that nesting birds can be disturbed in the hedge surrounding the property.
- Well established hedges around the property. It would be sad if these were removed.
- It is illegal to remove trees and hedges during the breeding season.

Comments noted. The application states there are no works proposed to any of the trees or hedges on site.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

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
SDSP2	SD SP2 Built-up Area Boundary

[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 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. 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 complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal will construct an extension to the rear and side of the dwelling and due to the siting of the dwelling at a corner the rear extension is highly visible from the street scene. There is however sufficient boundary treatment around the property consisting of hedging approximately 2m in height.

The development appears well integrated and sympathetic in appearance to the host dwelling.

The materials used will consist of artificial slate roof tiles. Whilst this is not common it is not considered that it would result in the dwelling appearing out of character with the street scene with the surrounding properties mixed in appearance.

The proposal is not considered to adversely impact the spatial pattern or character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is an existing lean to porch area to the western elevation however this will be removed and replaced with a garage. This will run along the full side elevation retaining 1m to the principal elevation and have a width of 3.3m. The neighbouring property at No.11 has a garage to the side elevation and with no windows the proposed garage is not considered to appear overbearing or overshadowing.

The extension to the rear will have a depth of 5.6m and extend in line with the eastern elevation. It will

have a width of 4.6m and a gable roof with eaves to 2.8m and a maximum height of 4.6m.

Whilst the rear addition is relatively large it is situated away from the neighbouring property with 8.1m to the boundary. There are also no properties to the rear or east due to its siting on the corner retaining 7.4m to the eastern boundary and road frontage.

There is a window to be sited to the ground floor eastern elevation however this will overlook the street scene with sufficient hedging in place also and there will be doors to the west which will overlook the rear garden. With sufficient boundary treatment in place and the development at single storey any views are not considered additional to that which could be achieved by standing in the rear garden.

The development 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
- Proposed Plans - 2
 - Existing Plans/ Location and Block Plan - 1

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.