

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

REF NO: FP/79/26/HH

LOCATION: 12 The Crescent
Felpham
Bognor Regis
PO22 7HB

PROPOSAL: Removal of existing conservatory and erection of two storey extension including installation of a juliet balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/55/24/HH	Two storey rear extension, conversion of garage to habitable use and installation of front porch canopy, following the demolition of existing rear conservatory.	ApproveConditionally 03-06-24
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REPRESENTATIONS

Felpham Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - Objection raised in relation to runoff destination and extreme rainfall and flooding.

Comments noted.

POLICY CONTEXTLidsey Local Flood Risk Zone.
2km Buffer for Site of Special Scientific Interest.
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 and alter to exist builds (res and non-res)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

PLANNING HISTORY

The principle of a two-storey rear extension at the site has been established through the granting of planning permission FP/55/24/HH, which approved an extension of a broadly similar scale and roof form in addition to other works.

DESIGN AND VISUAL AMENITY

The application site comprises a detached dwelling. Planning permission is sought for the construction of a two-storey rear extension incorporating a Juliet balcony, following the demolition of the existing conservatory.

The proposed extension would be constructed broadly over the footprint of the existing conservatory, which would be removed. The extension would measure approximately 4.7m in width and 5.4m in depth. The extension would incorporate a hipped roof with a crown roof section with a maximum height of approximately 6m and an eaves height of approximately 5m. The ground-floor element would be finished in white render to match the existing dwelling, whilst the first floor would be clad in evening blue cladding.

Fenestration at ground-floor level would comprise glazed bi-fold doors within the rear (south-west) and side (south-east) elevations, providing access to the private rear garden. A new window would also be introduced within the front (north-east) elevation. At first-floor level, the extension would include inward-opening doors with a Juliet balcony serving the proposed bedroom and an additional window within the side (south-east) elevation.

The materials would not strictly match the host dwelling, which is in contrary to the Arun Design Guide (ADG), however cladding is present within The Crescent and its use would not appear incongruous or out of keeping with the established character of the locality in accordance with Arun Local Plan (ALP) policy D DM1.

The extension would project more than 3.3m beyond the existing building line and would therefore not fully comply with the guidance set out within the ADG. However, given its location to the rear of the dwelling, the extension would not be visible from the public realm. Further, the dwelling would retain a rear garden depth of 31m and as such, the depth of the proposed rear extension would not result in harm to character or visual amenity.

Whilst the proposal would increase the overall bulk and massing of the dwelling and would not be wholly subservient to the host property, the continuation of the existing ridge height and the overall design approach would help to mitigate any visual impact. Furthermore, the principle of a two-storey rear extension of a similar depth and design has already been established through the previously approved planning permission reference FP/55/24/HH.

The proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and as such, the proposed development would be in accordance with ALP policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed two-storey rear extension would be set in approximately 1.1m from the neighbouring boundary to the north-west and approximately 7.15m from the boundary to the south-east. Owing to its two-storey form, the development would introduce additional bulk at first-floor level.

It is acknowledged that the extension would marginally intrude upon the 45-degree guideline when assessed from the nearest ground-floor and first-floor habitable room windows serving neighbouring properties. As a result, the proposal would give rise to a limited degree of additional overshadowing and a slight reduction in access to light for the neighbouring property to the north-west. However, the extent of this impact would be minor and would not result in such significant harm as to justify refusal of the application.

Given the sufficient separation distance to the south-east, the proposal would not result in any overbearing impact, loss of light, or overshadowing to the neighbouring property to the south-east.

At ground-floor level, the proposed fenestration would largely replace existing glazing within the conservatory and would therefore not introduce any new opportunities for overlooking. The proposed front (north-east) window would occupy a similar position to the existing opening and would overlook the property's front amenity area, with further separation provided by the adjoining highway.

At first-floor level, fenestration would comprise a Juliet balcony within the rear (south-west) elevation and a new window within the side (south-east) elevation. The outlook would be primarily directed towards the property's private garden, and any increase in overlooking would not result in a harmful overlooking or loss of privacy to neighbouring occupiers.

The development would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1 and D DM4.

DRAINAGE

The application site lies within the Lidsey Local Flood Risk Zone, where the management of surface water drainage is a consideration in reducing flood risk in the locality.

The proposed development includes a two-storey rear extension which would be constructed broadly over the footprint of the existing conservatory. Consequently, the proposal would result in only a limited increase in impermeable surfacing of approximately 5sqm and would not materially increase the risk of surface water flooding either within the site or elsewhere.

Significant weight is also attributed to the fallback position established by planning permission FP/55/24/HH, which granted consent for a two-storey extension of a broadly similar scale. This represents a material planning consideration in the assessment of the current application.

It is noted that the Council's Drainage Engineers have raised an objection to the proposal. However,

given the limited increase in impermeable area, together with the extant planning permission, the proposal would not materially increase the chances of flooding elsewhere in the district. On balance, the proposal is acceptable in this instance.

PARKING

The proposal also includes the conversion of the existing garage through the removal of an internal wall to create a kitchen forming part of the main dwelling. These works are largely internal in nature and do not constitute development requiring planning permission. The only external alteration would involve replacing the existing garage door with a casement window designed to match the appearance of the host dwelling.

Furthermore, the existing garage does not currently make a contribution towards the site's parking provision, as its internal dimensions are approximately 2.5m in width and 3.6m in depth. The ADG recommends minimum internal garage dimensions of 3m by 6m in order for a garage space to be counted towards parking provision. As such, the loss of the garage for parking purposes would be acceptable.

In addition, sufficient off-street parking would remain available within the existing driveway to accommodate at least two vehicles, with additional on-street parking available within the surrounding area in accordance with the requirements of the Arun Parking Standards.

SUMMARY

The development is in accordance with relevant development plan policies and 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

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 drawings:

- Location Plan, Block Plan and Proposed Ground Floor Plan
- Proposed First Floor Plan and Elevations

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 National Planning Policy Framework.