

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

REF NO: FP/81/22/HH

LOCATION: 59 Roundle Avenue
Felpham
PO22 8LJ

PROPOSAL: Replace existing poly-carbonate front garden room roof form a new pitched roof to the garden room and cover using conventional roof tiles.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to replace an existing front garden room poly carbonate roof to a new pitched roof with conventional tiles.
----------------------------	--

RELEVANT SITE HISTORY

FP/56/92	Addition of conservatory.	ApproveConditionally 29-06-92
----------	---------------------------	----------------------------------

REPRESENTATIONS

Felpham Parish Council - No Objection

Support from one nearby occupier:

- The changes will enhance the street scene and improve the living environment for the owners.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Tree Officer - No response

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
-------	---

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 proposed works will be to the front of the property and will be visible from the wider area.

The proposed roof will replace an existing poly-carbonate roof of the front garden room. This roof will be tiled and retain the same design as the existing roof, remaining a gable roof to match both the existing and host dwelling. This roof will be slightly higher than the existing roof, in order to line up with the eaves of the host dwelling. These changes will have little harm on visual amenity however, and will improve the visual appearance of the property. This is due to having a more closely matched materiality than the existing, and as such is more in keeping with the character of the property. Although to the front of the property and visible from the street, it will not adversely alter the appearance of the front elevation and will have insignificant impact on the composition and appearance of the area. It is in keeping with the character of the area and will have no adverse harm on visual amenity.

The proposal appears subservient to the host dwelling and is well integrated. The materials used will match that of the existing, ensuring minimal intrusion on visual amenity. It is of high-quality design and is sympathetic to its context, having a more positive impact on the local character than the existing poly-carbonate roof. This is in accord with ESD1 of the Felpham Neighbourhood Plan.

The Arun Design Guide states that front developments should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. The proposal is in accord with this.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, ESD1 of the Felpham Neighbourhood Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

As the proposal only sees the replacement of the existing garden room roof, there will be no change to the footprint of the property and no change in the distance retained from neighbouring boundaries. This is in accord with D DM4 of the Arun Local Plan. The alteration to the roof will result in an increase in its height from 3.634m to 3.931m, however this increase of 0.3m will not result in any significant impact to residential amenity. There will be minimal increase in any overbearing or overshadowing, and as such is

acceptable.

There will be no changes to the existing doors or windows of the garden room, and as a result there will be no increase in overlooking of neighbouring properties. There will be no change in the impact on residential privacy or amenity.

The Arun Design Guide states extensions 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 development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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

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.

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:

- Location Plan
- Block Plan
- Proposed Plans and Elevations PL02a

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.