

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

REF NO: FP/82/21/HH

LOCATION: 6 The Loop
Felpham
PO22 7ND

PROPOSAL: New front entrance porch, side dormers and pitch roof to the existing first floor room and a pitch roof rear extension to form a new drawing room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

FP/212/20/OUT	Outline application with all matters reserved for 1 No. 4 bed detached dwelling.	Withdrawn 20-01-21
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REPRESENTATIONS

No response from Felpham Parish Council

5 Letters of representation from nearby occupiers.

Objections regarding:

- Overlooking
- Overbearing
- Overdevelopment
- Unneighbourly
- Overshadowing

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Flood Zone 2

Within the 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&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:

NPPDG	National Design Guide
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 made Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct dormers to the side elevation of the property as well as a rear extension and front porch.

The dormers are modest in size and set back towards the rear end of the property and as such views from the street scene are minor. They will have a width of 3.4m, depth of around 1.65m and a height of 5.2m. The surrounding area consists of properties of a varied style and design and the addition of a dormer is not considered to result in the dwelling appearing out of character with the area. The dormer will consist of washed render which will match that of the host dwelling ensuring it appears well integrated on the roof slope.

The rear extension whilst adding bulk on the boundary is not considered to be unduly dominant. The proposal adds 8m to the rear of the existing. Whilst this is along the boundary the pitched roof does not cause demonstrable harm, as the eaves height is 2.8m which allows the scheme to not cause unacceptable overshadow or overbear the neighbouring property.

Arun District Council have adopted a Supplementary Design Guide SPD and part M relates to residential extensions. 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal is considered to comply with design guide in that the scale and appearance of dormer is considered appropriate to the size of the dwelling. The proposal is considered to comply with this in such that as the build is not visible from the street scene it responds to and complements the existing character. Whilst the SPD states a preference for smaller dormers which is illustrated in this proposal.

The development is not considered to result in harm upon the street scene or wider area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormers will be to the side elevation facing North. The dormers are located towards the rear of the side elevation and will face the neighbouring property at No.7. There are 2 windows to the first floor side elevation to the neighbouring property which serves a bathroom and a bedroom there is the potential for some overlooking from those windows, as such they will be conditioned to be obscure glazed and non opening. The dormers does serve a bathroom and the plans have noted the window will remain obscured glazed to ensure that the dormer will not give rise to adverse views upon the neighbouring property.

The rear extension is situated to the western (rear) elevation and runs along the boundary with a width of 6.7m. This retains 1.25m to the side boundary however there are no neighbouring windows that will be directly affected, furthermore, the proposed height is considered to mitigate any overbearing impact on the neighbouring property. 13.4m is retained to the rear boundary which is sufficient distance to allow the extensions to not be demonstrable to the application.

Due to the position of the extension it will result in some additional overshadowing to the property to the north in the afternoon. Whilst this would have some impact on the neighbours amenity the level of the impact caused by overshadowing is not such that it results in unacceptable harm to warrant a refusal.

There will be a number of windows to the rear as well as some roof lights to the rear of the proposal. Whilst the proposal will increase the views to the rear these look out onto the rear garden of the host dwelling. The sky lights will also not have views of the neighbouring properties however due to their position on the southern pitch.

The proposed dormers are not considered to result in harm upon 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.

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 and Block 001
 - Existing Floor 002
 - Existing Floor 003
 - Existing Elevation 004
 - Existing Elevation 005
 - Existing Elevation 006
 - Proposed Loft 008
 - Proposed Roof Plan 009
 - Proposed Elevation 10
 - Proposed Elevation 11
 - Perspective View 12
 - Perspective View 13
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 The windows on the dormers to the North of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening to 1.7m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 4 **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.