

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

REF NO: FP/82/22/HH

LOCATION: 31 Lindsey Court
Felpham
PO22 8JQ

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey rear extension.

REPRESENTATIONS

Felpham Parish Council - No response

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Tree Officer - No response.

POLICY CONTEXT

Built Up Area Boundary
TPO
Pagham Harbour Zone B
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)
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 proposal is situated to the rear of the property and will not be visible from the street scene.

The extension will replace a conservatory to the rear of the property. It will be of similar scale, projecting 3.5m from the rear elevation, but slightly narrower than the existing with a width of 6.67m. It will have a flat roof, differing to the pitched roof of the main dwelling, but following a similar style to the existing garage. Although different to the host, this will not appear unduly out of place and will have minimal harm on the visual appearance of the property. The proposal is in keeping with the character of the property and an appropriate replacement for the existing conservatory. Being to the rear, the proposal will not be visible from the street scene and will have no impact on the composition or appearance of the street. 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 design of the host and is well integrated. It will use materials matching the existing where possible, with the only exception being the flat roof membrane. This is acceptable and will help to ensure there is minimal intrusion on the character and appearance of the property. It is appropriate in terms of scale and massing and will not unduly obtrude or dominate the main dwelling. The proposal is of high quality design and sympathetic to its context, in accord with ESD1 of the Felpham Neighbourhood Plan.

Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. The proposal is in accord with this.

With no viewpoints from the wider area, the proposal will not result in harm upon the appearance or character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Felpham Neighbourhood Plan, and Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey and will have a flat roof at approximately 2.87m high. This roof will incorporate a rooflight which will protrude marginally above at 3m but will have no impact on residential amenity. The proposal itself will retain 14.3m to the northeast boundary, 3m to the southeast, and 0.3m to the northwest. This is in accord with D DM4 of the Arun Local Plan. Although close to the boundary of No.29, the extension will not project further than the rear elevation of the neighbouring property, resulting in no adverse overbearing or overshadowing of this property. Given its scale and location from neighbouring properties, the proposal will not result in any unacceptable overshadowing or overbearing and will have minimal harm on residential amenity.

In addition to the rooflight, the extension will feature a small window to the southeast elevation, and two sets of French doors with sidelights to the northeast elevation. The features to the northeast will face the rear garden and will not overlook any neighbouring properties. They pose no risk of harm to residential privacy or amenity and are acceptable. The window to the southeast will face towards No.33 but will not overlook the property itself, instead facing the garden. Given its scale, it will have no harm on neighbouring privacy or amenity.

Arun Design Guide states that extensions should not negatively impact, and instead 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 this.

The development will not be unduly harmful to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

TREES

There is a TPO tree situated on the site. This tree is located at the end of the rear garden however, close to the northern boundary, and will not be impacted by the extension.

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:

- Floor Plan, Block Plan and Elevation P01
- Roof Plan, Location Plan and Elevations P02

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.