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

REF NO: FP/85/22/HH

LOCATION: Cortez House
3 Courtlands Way
Felpham
PO22 6AW

PROPOSAL: Replace existing conservatory glazed roof with solid tiled roof including rooflights and alterations to fenestration/openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to replace an existing glazed conservatory roof with a tiled roof. There will also be some alterations to the fenestration.

REPRESENTATIONS

Felpham Parish Council provided no objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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 the Arun Design Guide.

Felpham have a made Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY
The proposal is to the rear of the property and will not be visible from the wider area. The property has an existing conservatory which meets in line with the rear building line of the dwelling.

The proposal will replace the glazed roof with a tiled roof and as such it appears well integrated and subservient to the dwelling. The proposed roof will match in design to that of the existing featuring a hipped roof and does not result in an increase to the height of the structure. The tiles used will match that used on the main roof which ensure the alteration is sympathetic in appearance to the main house.

To the rear elevation, 2 ground floor windows will be replaced with bi fold doors and appears acceptable.

The Arun Design Guide states, ' 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', 'Using materials which match the existing building'. The proposal complies with the design guide in that it complements the existing property with the scale and design in keeping with the host dwelling.

Due to the modest scale of the change and its location to the rear of the dwelling, with no wider views available, the proposal will not result in adverse harm upon the appearance or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and ESD1 of the NP.

RESIDENTIAL AMENITY
The replacement roof to the conservatory will match the height and size of the existing conservatory, resulting in no increase to its overall scale. To the neighbouring side, a garage runs along the boundary adjacent to the conservatory and the change to the roof will therefore not result in additional overbearing or overshadowing impacts. The development will not be visible from the north.

There will be 2 rooflights to the conservatory roof although due to their height above ground floor level, they will not result in adverse overlooking.

The installation of bi-fold doors will have views over the garden of the host dwelling and does not result in additional overlooking.

The proposal will not result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing, or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY
The proposed development accords with 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

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

- Location Plan - LOC
- Existing and Proposed Block Plan - BLK
- Proposed Floor Plan - 03 B
- Proposed Elevations - 04 B

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.