

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

REF NO: FP/86/26/HH

LOCATION: 18A Culver Road
Felpham
PO22 7EF

PROPOSAL: First floor side extension and side canopy.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS - No comment on the grounds that the application does not appear to result in an increase in impermeable area.

POLICY CONTEXTBuilt-Up Area Boundary.
Lidsey Flood Risk Zone.
Flood Zones 2 and 3.**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
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of Design**PLANNING POLICY GUIDANCE:**

NPPF National Planning Policy Framework

REPORT_1011(ODB)

SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The site is a semi-detached dwelling located at 18A Culver Road. This application seeks planning permission for the construction of a first-floor side extension and side canopy on the western elevation.

The proposed development is sited within a residential area characterised by a mix of semi-detached and detached dwellings of varying height, bulk, roof form, and appearance.

The proposed canopy on the western side elevation would have an approximate width of 2.8m and an approximate depth of 1m. The pitched roof would have an approximate height of 2.8m and an approximate eaves height of 2.3m. The canopy would be modest in scale and attached to the existing dwelling. It would provide a clear threshold space between the interior and exterior and comply with guidance as set out in the Arun Design Guide (ADG). Given its limited projection and domestic appearance, the canopy would not dominate the host dwelling or the street scene. It is further noted that a canopy of a similar scale and size could be constructed under permitted development.

The proposed side extension at the first-floor level would have a width of approximately 2.75m and a depth of approximately 5.5m. The extension would alter the roof form from a catslide roof to a hipped roof to match the existing ridge height and would have an eaves height of 4.6m. The first-floor side extension would not be set down from the main ridge line and would therefore not appear subservient to the main dwelling. However, the extension would be positioned above the existing garage, set back from the principal front elevation, and contained within the built form of the property. This would reduce its prominence within the street scene, while the hipped roof form would help the extension integrate with the host dwelling. For these reasons, the absence of a ridge set-down would not result in unacceptable harm to the character or appearance of the dwelling or the wider street scene.

Proposed fenestration alterations would involve replacing an existing ground-floor window on the eastern elevation with a set of double doors and on the southern elevation a set of double doors with a window. At first-floor level, the western elevation would include an obscurely glazed window, whilst on the southern elevation, a single glazed door, and a narrow side window out onto the existing balcony would replace the existing arrangement.

The materials would be finished with tile hanging and plain roof tiles that match the existing. Fenestration would be white uPVC. The use of matching materials ensures the extension integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy ESD1 of the Felpham Neighbourhood Plan (FNP).

Overall, the proposal would not appear out of place within its context being similar in siting, size, scale, and design of other dwellings in the vicinity. It would not cause harm to visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy ESD1 of the FNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed canopy on the western side elevation would be set back from the front northern boundary by approximately 13.8m and set in from the western side boundary by 2.6m. Given the spacing maintained between the proposed side canopy and neighbouring properties, the proposal would not

result in overbearing, overshadowing, or overlooking impacts to neighbouring properties.

The proposed first-floor side extension would be positioned on the western side of the dwelling, above the existing garage. It would measure approximately 2.75m in width and 5.5m in depth, with a hipped roof and an eaves height of approximately 4.6m.

The extension would be set in approximately 1.2m from the western side boundary, which would not comply with the 2m separation recommended for first-floor side extensions in the ADG. However, this guidance should be considered in the context of the site. In this case, the extension would be built above the existing garage and would sit within the established spacing between the host dwelling and the neighbouring western property. It would reflect the established pattern of development, where dwellings extend within close proximity of their side boundaries. On this basis, the proposal would not appear unduly dominant and would not result in unacceptable overbearing or overshadowing impacts to neighbouring properties.

The first-floor side extension would include one window in the western side elevation serving an ensuite. Due to its proximity to the shared boundary, it is reasonable to attach a condition to this window as obscure-glazed and non-opening below 1.7m above internal floor level. It is noted that the neighbouring dwelling has a side elevation window, but the proposed window would be staggered in relation to it, which further reduces potential direct overlooking. On the front and rear elevation (north and south) the existing outlook would be retained of the host dwelling's amenity space. Overall, the proposal would not result in overlooking or a loss of privacy to neighbouring properties.

Therefore, the proposed first-floor side extension and side canopy would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

DRAINAGE

The site is in the Lidsey Flood Risk Zone and National Flood Zones 2 and 3 so the proposed development needs consideration under Arun Local Plan policies W DM1, W DM2 and W DM3 and the National Planning Policy Framework (NPPF).

Section F6 of the NPPF (2026) states that areas within Flood Zones 2, 3a or 3b must be assessed for the risk of river or sea flooding. Development in these areas should be safe for its anticipated lifetime, in accordance with Policy F7, and must not increase flood risk elsewhere, and where possible, it should also reduce flood risk overall.

Section F7 of the NPPF (2026) states that development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere. Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement; b) the development will be safe throughout its lifetime taking account of the vulnerability of its users; c) any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan; d) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and e) it can be demonstrated that flood risk will not be increased elsewhere.

The Drainage Engineers were consulted on the current proposal and confirmed that they would not be providing a consultee response because the proposal does not appear to result in an increase in impermeable area. This is because the first-floor side extension would be constructed above the footprint of the existing garage, while the canopy would extend over an existing impermeable hard surfaced area.

As such, the proposal would not materially alter surface water run-off conditions at ground level.

Therefore, having regard to the existing built form and hard surfaced areas on the site, the proposed development would not increase flood risk on the site or elsewhere. The proposal would therefore be acceptable in drainage terms and would accord with Arun Local Plan policies W DM1, W DM2 and W DM3, and the NPPF.

SUMMARY

The proposed 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 plans:

- Location, Block, Existing and Elevation Plans.

- Proposed Plans 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 The window at first floor level in the western flank elevation of the first floor side extension shall at all times be and remain glazed entirely with obscure glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall be retained permanently thereafter.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 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).

- 5 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 NPPF.