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

**REF NO:** FP/87/24/HH

**LOCATION:** 32 Ley Road
Felpham
PO22 7HU

**PROPOSAL:** Single storey rear extension and alterations to south elevation.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — This application seeks a single storey rear extension and alterations to south elevation.

## REPRESENTATIONS

Felpham Parish Council - No objection.
No representations have been received from nearby occupiers.

## CONSULTATION RESPONSES RECEIVED:

None.

## 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) |

## 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

DESIGN AND VISUAL AMENITY
The site is a detached bungalow in an area of varying dwelling types with a variety of architectural features, roof and fenestration design. The proposed extension would be sited to the rear of the property and would not be highly visible from the street scene. The extension would have a depth of 5m and it would span the width of the rear elevation. The extension would have a flat roof with a height of 3m. The eaves of the extension would be higher than those found on the host dwelling, and although its overall scale would be subservient, the extension itself cannot be described as visually integrated. The extension would be finished with facing bricks to match the existing dwelling. These materials are acceptable.

The alterations to the southern elevation would be visible from the highway. The alterations would be small in scale and would consist of amendments to the size and position of fenestration only, 1 new first floor window is included within the gable end, presumably serving the loft space. Given the eclectic nature of the street, these alterations which are traditionally styled and maintain the sense of place.

Although the extension could be better integrated into the host dwelling, the extension remains subservient, and it would not negatively impact the character of the area and is in accordance with policies D DM1 and D DM4 of the ALP and Policy ESD1 of the FNDP.

RESIDENTIAL AMENITY
The 5m deep extension would afford the property an in excess of 10.5m rear garden which accords with Part M of the ADG. The extension would not extend past the side elevations of the host dwelling, which retains the existing separation gaps to the west of 2.5m and 890mm to the east. The neighbours to the east and west have a similar sized extension, therefore the extension accords with the 60-degree rule for rear extensions. There would not be a significant impact to light levels inside neighbouring dwellings.

Windows to the rear elevations are to be located at ground floor level where it is generally accepted that overlooking will not occur as a result of boundary treatments blocking views. The first-floor window to the southern elevation looks out over the frontage of the host dwelling, as the frontages of properties in this location are open. No new intrusive views into neighbours' gardens would be created. Two roof lights are proposed, these would be above head height such that no outlook over neighbouring properties will be possible. No concerns are raised in relation to a loss of privacy to neighbours.

The proposal does not negatively impact residential amenity having regards to overlooking, an overbearing effect and overshadowing. The proposal accords with policies D DM1 and D DM4 of the ALP.

SUMMARY
The proposed development accords with the relevant development 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

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
- Site Plan SP.01
- Proposed Elevations PR.EL.02
- Proposed Floor Plan PR.FP.02

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 materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1.

4 INFORMATIVE: 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.

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 National Planning Policy Framework.