

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

REF NO: FP/88/18/HH

LOCATION: 35 Outerwyke Road
Felpham
PO22 8NF

PROPOSAL: Proposed first floor roof extension (raising the ridge height) & 2 storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to; 1) raise the pitch roof of the existing 1.5 storey bungalow with rooms in the roof to a full 2 storey dwellinghouse. The roof would be raised by 1.5 metres at eaves and ridge level to achieve this maintaining the existing pitch and chalet style of the roof. 2) Extend at the 2 storey storeys matching the main dwelling house to the rear by a projection of 5 metres. The proposal would include the installation of high level velux windows in the east and west facing pitched roof, an additional lower level velux in the centre of the east face of the roof to accommodate an escape window and additional windows in both gable end elevations including full length double doors at first floor level and a Juliet balcony to the rear elevation. The materials of construction would be cedral cladding at first floor, replacement of the pebble dash with smooth render at ground floor and the replacement of the concrete roof tiles with fibre cement roof tiles.
SITE AREA	Approx. 0.06 hectares.
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	1 metre brick wall to front of the property. A 2 metre close boarded fence to the rear garden.
SITE CHARACTERISTICS	A small 1.5 storey bungalow on a corner plot with Outerwyke Road to the front and Outerwyke Avenue to the side, It occupies large plot of land with a front garden and substantial rear garden including a detached garage at the rear of the garden with access from the side road Outerwyke Avenue
CHARACTER OF LOCALITY	A residential area of predominatly detached bespoke designed, bungalow, 1.5 storey chalet bungalows and two

storey properties.

RELEVANT SITE HISTORY

BR/149/80	Porch	ApproveConditionally 19-03-80
BR/454/75	New Kitchen Bathroom Utility And 3 Bedrooms	ApproveConditionally 20-08-75
FP/91/90	Outline Application for one two storey 4 bedroom house with existing garage	Refused 16-07-90

None relevant.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

No objection.

No comments received from neighbouring properties.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

COMMENTS ON CONSULTATION RESPONSES:

N/a

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

TREE PRES ORDER

NO PUBLIC SEWER

DEVELOPMENT PLAN POLICESArun District Local Plan (2003):

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

Publication Version of the Local Plan (October 2014):

SD SP2	Built -Up Area Boundary
D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design

Felpham Neighbourhood Plan 2014 POLICY ESD1 Design of new development**PLANNING POLICY GUIDANCE:**

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, Modified - Arun Local Plan - January 2018 Consultation Version, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017. Consultation and a further examination in public has taken place. The examination was completed in September 2017. The Main Modifications have been amalgamated with the Arun District Local Plan 2011-2031 (Publication Version) October 2014 to form the 'Modified - Arun Local Plan (2011-2031) - January 2018 Consultation Version' which was out for public consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

In conclusion the emerging Local Plan, the 'Modified Arun Local Plan - January 2018 - Consultation Version', is at a very advanced stage and carries significant weight

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring;

Kingston; Littlehampton; Rustington; Walberton; Yapton.

Policy ESD1 of the Felpham Neighbourhood Plan is considered relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application site is situated within the built area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. In this case the key policy considerations are deemed to be GEN7 and DEV19 of the Arun District Local Plan, Policy ESD1 of the Felpham Neighbourhood Plan and the National Planning Policy Framework.

DESIGN AND VISUAL AMENITY

The proposed development by virtue of its location, design and scale would be considered to be well integrated the host dwelling and of a high quality design. The proposed extensions would not be subservient to the existing dwelling however the large plot size relative to the footprint of the current dwelling is considered to be sufficient to accommodate a larger dwelling as here proposed without causing a detriment to visual amenity. A 23 metre long rear garden would remain after construction of the proposed rear extension providing a good standard of residential amenity and sufficient parking space off the public highway. The existing dwelling is unattractive in that it is faced in pebble dash and is of a somewhat tired state of repair such that the proposals represent an improvement in the appearance of the property.

The proposed raising of the chalet roof, 2 storey rear extension and replacement of facing materials and fenestration, which in effect re-builds the entire property, would be considered acceptable with regard to the wider street scene as there is a mix of bungalows and two storey properties such that the proposal is not out of character in the area.

By virtue of its design, mass, scale, location and the materials to be used in its construction it would improve the appearance of the host dwelling and would not have an adverse impact upon the established character the wider locality and as such is deemed contrary to policy GEN7(ii) and DEV 19

(l), (ii) and (v) of the Arun District Local Plan and policy ESD1 of the Felpham Neighbourhood Plan.

RESIDENTIAL AMENITY

The extended property would be sufficiently well separated by a minimum of 20 metres from properties to the west, south and north. The only concern is the relationship of the proposed extended dwelling to its immediate neighbour to the east 37 Outerwyke Road which is an extended 1.5 storey bungalow with significant ground floor extension and conservatories to the rear. The front and rear building lines of the proposed extended property would match that of the neighbouring extended bungalow. The relatively low overall roof height (only raised 1.5 metres from the existing roof height) would mean that the impact of the proposed extension in terms of a loss of light would be acceptable. The only window facing the proposed extension at first floor level from 37 Outerwyke Road is in the gable end and it is not considered the proposed extension would cause a significant overbearing impact on this window given the relatively modest nature of the extension. In terms of a loss of privacy the windows at first floor level could be conditioned to obscure glazed and fixed shut with the exception of the first floor bedroom escape window. The window along the west facing gable end elevation of 37 Outerwyke Road at first floor level and the first floor bedroom window in the proposed extension would be separated by 3.5 metres and as such would not be considered to cause a significant loss of privacy nor would the proposed bedroom suffer from unacceptable loss of privacy or overbearing impact from the existing neighbouring dwelling.

Therefore, it is considered that by virtue of the separation distance and scale of the proposed roof and rear extensions the proposal is deemed to accord with policy GEN7(iv) and DEV19(iii) of the Arun District Local Plan with respect to residential amenity.

SUMMARY

The proposed development is considered to accord with relevant development plan policies and as such is recommended for approval subject to the below conditions.

HUMAN RIGHTS ACT

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;

Dwg.no. AR-125-04 Proposed Ground Floor Plan Site Plan dated Dec 17
 Dwg.no. AR-125-05 Proposed First Floor Plan Site Plan dated Dec 17
 Dwg.no. AR-125-06 Proposed Elevations dated Dec 17
 Dwg.no. AR-125-07 Proposed Site Plan and Section Floor dated Dec 17
 Dwg.no. AR-125-08 Proposed Floor Detail and Section dated Dec 17

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DEV 19 and GEN 7 of the Arun District Local Plan.

- 3 All the velux windows on the eastern elevation in the roof of the building with the exception of the upper bedroom window shall at all times be obscurely glazed and fixed shut up to a height 1.7m above finished ground floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies GEN7, DEV19 of the Arun District 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.