

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

REF NO: FP/88/26/HH

LOCATION: 20 Fittleworth Drive
Felpham
PO22 6QE

PROPOSAL: Single storey rear extension and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Within an area with potentially high ground water.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site comprises a detached bungalow. Planning permission is sought for a single-storey rear extension with alterations to existing fenestration.

The extension would measure approximately 3m in depth and extend across the full width of the property, measuring approximately 10m. It would feature a flat roof form with a maximum height of approximately 3m. External materials would comprise brickwork, which would differ from the painted brick finish of the dwelling.

The fenestration would include aluminium sliding patio doors, a patio door with glazed side panels, and a high-level horizontal window within the southern side elevation. The proposed rear openings provide access to steps leading to a new patio. Three rooflights are proposed in the southern section of the flat roof. Additional alterations include removal of an existing side door and the installation of a new high-level horizontal window within the existing southern elevation.

The extension would be to the rear and would not be visible from the public realm. Due to its modest scale, single-storey form and limited projection, the extension would appear subordinate to the host dwelling. The surrounding area contains a number of similarly sized rear projections. The proposal would not appear incongruous or out of character within its setting. The extension would not project more than 3.3m beyond the existing building line and is in accordance with guidance set out within the Arun Design Guide (ADG).

The detached garage would be removed and repositioned further within the rear garden to facilitate the extension. No changes are proposed to the external appearance of the garage. It is also noted that the relocation of the structure could be undertaken under permitted development rights.

The proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and as such, the development would be in accordance with Arun Local Plan (ALP) policies D DM1, D DM4 and the ADG.

RESIDENTIAL AMENITY

The extension would be set in approximately 0.7m from the northern neighbouring property and would be screened from the southern neighbour by the garage structures. Whilst the separation distance to the northern boundary is limited, the extension would have a single-storey form with limited height and depth and as such, the development would not result in overbearing impacts or overshadowing of neighbouring occupiers.

The rear ground-floor fenestration would largely replace existing openings and would not give rise to additional overlooking or loss of privacy when compared with the existing arrangement. The high-level side windows within the southern elevation would be in a similar position to existing openings and would benefit from separation from neighbouring properties by a footpath, thereby limiting any potential overlooking impacts. The proposed rooflight would be set within the flat roof section and due to its position and angle, would not afford direct views towards neighbouring properties.

The development would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1, D DM4 and the ADG.

SUMMARY

The 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 drawings:

- Proposed plans PL1 rev A including Location and Block Plan

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 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).

- 4 **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.