

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

REF NO: FP/91/18/HH

LOCATION: 4 St Catherines Terrace
Canning Road
Felpham
PO22 7AD

PROPOSAL: Loft conversion with dormer window on south elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
CHARACTER OF LOCALITY	The proposed conversion of the loft on the second floor includes a dormer on the north and south elevations and a rooflight on the rear elevation. No 4 is a mid-terraced property situated within an area of mixed housing types including detached, semi-detached and terraced. Canning Road is mainly terraced housing and of a higher density than Havelock Close to the north.

RELEVANT SITE HISTORY

REPRESENTATIONS RECEIVED:

Felpham Parish Council

POLICY CONTEXT

Designation applicable to site:

Within built up area.

DEVELOPMENT PLAN POLICES

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

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

Felpham Neighbourhood Plan 2014 POLICY ESD10 Design details

Felpham Neighbourhood Plan 2014 POLICY ESD5 Surface water management

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

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

Representations - three letters of support were received as well as an objection from the Parish Council (impact on street scene). These issues are considered below.

PRINCIPLE OF DEVELOPMENT

The site is within the built-up area where the principle of development is generally likely to be acceptable, within the context of the relevant planning policies. The main criteria against which the application will be assessed is the Arun Local Plan policies 2011 - 31 which seek to prevent development that would have an adverse impact upon visual and residential amenities. Policies D DM1, D DM4 and D SP1 seek to ensure development would not have an adverse impact upon visual and residential amenities. Policies ESD1, ESD5 and ESD10 in the made Felpham Neighbourhood Plan are also relevant.

DESIGN AND VISUAL AMENITY

The proposed development is sympathetically designed and reflects the existing appearance of the dwelling.

The main issue relates to the design and appearance of the proposed dormer extensions and their impact on the amenities of the area. There are 2 projecting rooflights on the rear flat-roof dormer which appear unconventional but are below the main ridgeline and do not project far above the height of the roof. The front dormer is of more modest proportions and does not materially detract from the appearance of the area. Although the rear dormer is bulkier it is less prominent and cannot be seen from the road. On balance it is concluded that it is acceptable in visual and residential amenity terms

The development is considered to be acceptable in design and amenity terms and is consistent with the relevant policies D DM1 and D DM4.

The proposal amounts to a limited extension and does not give rise to significant development which would give rise to surface water issues, nor is it of a scale where it would be reasonable to require details or provision relating to policy ESD10. The proposal is also considered to be of acceptable quality in design terms. The development is generally in accord with Development Plan and Neighbourhood Plan policies including ESD1.

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.

RESIDENTIAL AMENITY

The dormer window to the front would not create a significant increase in overlooking as there are many windows that look on to the street. The rear dormer has the potential to overlook the immediate

neighbour. Therefore it is recommended that the application be conditioned such that side windows are obscurely glazed.

CONCLUSIONS

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.

Subject to the above the development is considered to be acceptable in residential amenity terms and consistent with policies.

It is therefore recommended that planning permission be granted subject to the standard conditions relating to time period and materials,.

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:- PO1, P04, P05, P06

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 2011- 31.

- 3 The materials and finishes of the external walls of the dormer hereby permitted shall be Marley Eternit Cedral C18 Slate Grey .

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan 2011 -31.

- 4 The windows in the rear dormer shall at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan 2011 -31.

- 5 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.