

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

REF NO: FP/92/18/HH

LOCATION: 5 Hercules Place
Felpham
PO22 7RF

PROPOSAL: Two story side extension with 2 No. velux windows in place of existing side garage
& rebuild existing sun room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above - two storey extension to south and replace flat roofed rear extension with similar. Two rooflights windows would be in the roof slope of the two storey extension. Proposed materials are to match.

RELEVANT SITE HISTORY

FP/147/09/	New double garage to side of existing dwelling including alterations to existing garage	Refused 06-11-09
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

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
SDSP2	SD SP2 Built-up Area Boundary

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

Felpham Neighbourhood Plan 2014 POLICY ESD5 Surface water management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The site comprises a detached dwelling with side/rear garden - the dwelling being two storey and wedge shaped - similar to a piece of cheese.

The site lies within the built up area boundary where development is generally acceptable. Policies D DM1 and D DM4 of the Arun Local Plan 2011-2031 relate to the impact of a proposal and considerations for the extensions of buildings. The rear extension is small and replaces one of a similar design - there would be no adverse impact to neighbouring amenity from this extension.

The two storey extension to the south would replace a garage and would continue the wedge style of the existing property. It would be visible in the street scene however the design and materials make the extension acceptable to the character of the area.

The nearest dwellings are to the rear in Warwick Place. The height of the extension is considered not to have an unacceptable impact on the amenities of the buildings to the rear due to the height of the extension and the separation distances. No additional windows are proposed and the rooflights are in the roof reducing the potential for over looking.

The proposal is also considered to comply with ESD1 of the Felpham NDP at the design contributes to local character.

The loss of the garage would still allow for the provision of sufficient parking spaces.

A previous garage extension was refused due to a forward projection - this is not an issue in this case.

It is therefore recommended that the application be approved subject to the conditions over.

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:-Sheets 1 to 6 of 6.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 of the Arun Local Plan 2011 -31.
- 3 **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.