

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

REF NO: FP/92/19/HH

LOCATION: 17 Drake Park
Felpham
PO22 7QG

PROPOSAL: Two storey side and single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side and single storey rear extension.

RELEVANT SITE HISTORY

FP/187/17/HH	Single storey extension & internal changes	ApproveConditionally 02-10-17
FP/69/00/	Garage on existing hardstanding.	ApproveConditionally 12-05-00

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council provided an objection stating the proposal is within 1m of the property boundary.
1 letter of representation in response to parish comments

- There are existing properties with spacing distance comparable to that of our proposal.
- Our proposal is consistent with existing variety of homes across the street scene.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

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

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. the proposal is considered to comply with the policy.

DESIGN AND VISUAL AMENITY

The proposal is sited to the side and rear of the dwelling and therefore will be visible from the street scene.

To the side elevation the existing garage will have a first floor constructed above. This appears subservient and sympathetic in appearance to that of the host dwelling with materials to match. The ridge height and eaves will match that of the existing dwelling and it will retain 11.8m to the front boundary. As a result it is not considered to appear overly dominant upon the street scene.

The properties are similar in appearance however there are examples of similar first floor development to the neighbouring side and front of the property and therefore whilst it will alter the appearance of the dwelling it is not considered to give rise to any significant impacts upon the pattern of the street scene. Whilst the proposal does sit close to the boundary there is 1.4m retained to the side elevation of the neighbouring property and this ensures the property does not appear terraced in appearance and is in keeping with the properties within the street scene.

The development is not considered to harm the spatial pattern or character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The first floor side extension will run along the western elevation. The development will then decrease to single storey level and run along the rear to meet with an existing single storey addition.

The first floor is not considered to appear adversely overbearing or overshadowing as it does not extend beyond the rear elevation of the host or neighbouring property at No.19. The host dwelling proposes no windows to first floor western elevation. No.19 does have a window situated to the first floor side elevation however as it serves a bathroom and with separation retained any resultant impacts are not considered significant.

There will be 1 additional window to the first floor rear elevation. Whilst it serves a bathroom it will be conditioned to be obscured glazed as the neighbouring conservatory is constructed of glass and due to its siting it could give rise to adverse views and therefore this will ensure there is no unacceptable overlooking.

The single storey extension will have a modest depth of 2.15m and will meet with the existing addition running the full width of the rear elevation. It will have a flat roof to a height of 2.85m. There will be a window to the west however again due to the development at single storey height and boundary treatment in place it is not deemed to provide adverse overlooking. As a result of its modest size it is also not considered to appear overbearing or overshadowing upon neighbouring amenity.

The development as a result of its design and siting is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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

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

- Location and Block Plan - 1902-A-20
- Proposed Street Scene - 1902- A-25
- Proposed Elevations - 1902- A-24 Rev B
- Proposed Floor and Roof Plan - 1702- A-23 Rev B

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 of the Arun Local Plan.

- 4 The first floor window on the southern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 of the Arun Local Plan.

- 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.