

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

REF NO: FP/92/26/HH

LOCATION: 40 Downview Road
Felpham
Bognor Regis
PO22 8HH

PROPOSAL: Removal of existing 1st floor structure and erection of 1st floor side extension and part conversion of garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

1 No. letter from nearby occupier:

No objection - request building site working hours are a condition of planning. This allows work to be carried out Monday to Friday 8am to 6pm and Saturday 8 am to 1pm.

Comments noted, a construction management plan has not been secured by condition as this would not be reasonable or proportionate to the level of works.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within Built-Up Area Boundary
Tree Preservation Order
2km Buffer for Site of Special Scientific Interest
CIL Zone 4

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:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site contains a two-storey detached dwelling along Downview Road. This application seeks planning permission for the removal of the existing first-floor structure and its replacement with a new first-floor side extension, alongside the partial conversion of the existing garage. The works would be constructed from materials to match the host dwelling, and the majority of the works would be visible from the street scene.

Following the removal of the existing first-floor structure adjoining the north elevation, a replacement first-floor addition is proposed. It would extend over the full width and depth of the existing garage and sunroom below, measuring 4.2m wide and 8.1m deep. It would have a crown roof with an eaves height of 4.8m and a maximum height of 6.1m. The extension would be set down 1.7m from the ridge height of the host dwelling and set back 3m from the principal elevation, ensuring it would appear as a subservient addition in accordance with Part M of the Arun Design Guide (ADG).

According to the ADG, side extensions should respond to the design of the building in terms of roof pitch, use complementary and integrated materials, and provide an appropriate elevational design. In terms of spacing, side extensions should be set in 2m from the side boundary at first-floor level and above. While the proposed side extension would not comply with the 2m spacing guidance outlined within the ADG, it would be only 0.1m short of this distance at its closest point.

Given that some spacing would remain, that the extension would not project any further than the existing arrangement, and that the first-floor extension would be set back from the front elevation and set down from the ridgeline, the side extension would not result in a terracing effect. As such, the extension would not appear out of place within its context and would not result in harm to the visual amenity of the host dwelling or the street scene.

The existing garage would be partially converted, maintaining a small storage area to the front. The garage door would be retained. No change in footprint is proposed and, as such, there would be no material impact on the visual amenity of the host dwelling.

The proposal would not result in harm to the character or visual amenity of the dwelling or the surrounding area, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, taking account of the positioning of neighbouring buildings, and should respond to existing elevations through the size and positioning of doors and windows.

The proposed first-floor side extension would sit above the existing garage/sunroom element and would not project beyond the existing ground-floor footprint. While the extension would introduce additional built form at first-floor level close to the northern boundary, it would be set back from the principal elevation and set down from the main ridgeline, reducing its overall prominence. Given its scale, position and relationship with neighbouring properties, the proposal would not result in an unacceptable overbearing or overshadowing impact. No first-floor side windows are proposed within the side elevation of the extension. The existing windows within the front and rear elevations of this element would be replaced

and, although slightly larger, the outlook would not be significantly different from that currently achieved and would not result in additional overlooking.

The proposed garage conversion would retain its existing depth and width and would be used as a store and sensory room. While it is noted that the garage is not currently in habitable use, its conversion would not result in significant noise or disturbance, nor would it have any overbearing or overshadowing impact on the neighbouring dwelling. The existing garage door would be retained to serve the store. One additional window is proposed within the north side elevation; views would be at ground-floor level and screened by the existing boundary treatment. As such, the garage conversion would not result in harmful overlooking.

The proposed development would not result in harm to neighbouring amenity by way of overbearing, overshadowing or overlooking impacts. The proposed extension is therefore in accordance with ALP policies D DM1 and D DM4 and the ADG.

PARKING

While the proposal would include the conversion of the existing garage, it is noted that the garage is not of an adequate size to accommodate a vehicle in accordance with the Arun Parking Standards (3m by 6m). The parking spaces to the front would be retained as part of the proposed development, and the number of bedrooms within the host dwelling would not be increased as part of the proposals.

As such, overall, the proposed development would not alter the existing parking provision serving the host dwelling. The proposal is therefore acceptable in this regard, in accordance with the Arun Parking Standards.

SUMMARY

The proposed development is in accordance with relevant development plan 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

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 plans:

Location Plan, Block Plan and Proposed Ground Floor Plan
Proposed First Floor Plan and Elevations

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 NPPF.