

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

REF NO: FP/94/18/HH

LOCATION: 66 Wroxham Way
Felpham
PO22 8ES

PROPOSAL: Single storey side/rear extension including annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above - single storey pitched extension to rear featuring two roof lights and single storey side extension with false pitch to front. Side extension to include bathroom bedroom lounge and shared utility.

RELEVANT SITE HISTORY

BR/168/56/BE	Bungalow & Garage	ApproveConditionally 08-05-63
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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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The site comprises a detached bungalow. There is no relevant site history.

The site lies in the built up area where extensions to dwellings are generally acceptable in principle.

Policies D DM1 and D DM4 seek to ensure the impact of development is acceptable and takes into account the amenities of neighbours and the character of the area amongst other factors.

The pitched roof single storey extension would be to the east of no 64 and due to its position, design and height would not have an adverse impact on the amenities of the neighbour. It is likely that only a small element of the building would be seen in the street scene.

The single storey side extension would replace a garage. The extension would be larger than the garage and extend in line with the pitched roof extension mentioned above. The building would have a flat roof but with a false pitch to the front. This element would be appreciated in the street scene but the impact would not be out of character with the area due to the size and design of the extension. 23 Downview Road to the south is a considerable distance away and therefore the impact on their amenities would be small.

The relevant policies of the Felpham NDP would be met as the design and impact of the extension is not harmful to the character of the area.

The loss of a garage would still allow for sufficient off street car parking. Sufficient amenity space is retained in the rear garden.

The provision of an annexe ancillary to the main dwelling would be acceptable in this area and the property would still appear as a single dwelling.

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:-

1 and 2

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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 and D DM4 of the Arun Local Plan 2011 -2031 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.
- 4 **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.