

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

REF NO: FP/94/20/HH

LOCATION: 16 Westmorland Drive  
Felpham  
PO22 8LX

PROPOSAL: Removal of existing side porch & rear conservatory & erection of single storey side & rear extension.

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| <b>SITE AND SURROUNDINGS</b> |
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|----------------------------|------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | The application seeks to construct a single storey extension which will wrap around the side and rear of the dwelling. |
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| <b>REPRESENTATIONS</b> |
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No objection  
2 letters of objection received from nearby occupiers.

- It may cause issues in parking if the front access is moved from Westmoreland Drive to Derwent Grove.
- The rear extension will overshadow my garden.
- Do they intend to move their parking from the rear to the front as this will impact available parking spaces.

Comments noted. There is no proposed alteration to the parking at the property.

**CONSULTATION RESPONSES RECEIVED:**

None.

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| <b>POLICY CONTEXT</b> |
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Built up area boundary

**DEVELOPMENT PLAN POLICIES**

[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                                            |

[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

They 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 deemed to comply with this policy.

### DESIGN AND VISUAL AMENITY

The host dwelling is situated to a corner with Derwent Grove to the north elevation and Westmoreland Drive to the west. The development will wrap around the side and rear and will be highly visible from the street scene.

The addition will consist of an extension with a width of 5m to the western elevation which will run along the full side and wrap around to the rear. The front door and access which currently faces Westmoreland drive will be relocated so it fronts Derwent Grove.

Whilst the extension adds bulk to the side of the property(which faces the road), it does not extend beyond the established development line with the side elevation running in line with the properties on Westmoreland Drive. Whilst the surrounding properties are similar in appearance, the addition at single storey is not considered to appear unduly dominant or adversely out of character.

The addition will have a hipped roof with a height of 3.6m with eaves to 2.7m. Materials will match the host dwelling which will ensure that it appears well integrated.

Whilst the addition will alter the appearance of the property, it is not considered to result in an adverse appearance on the street scene and as such accords with D DM1 and D DM4 of the Arun Local Plan.

### RESIDENTIAL AMENITY

To the rear elevation there is an existing conservatory and this will be replaced with an extension as it wraps around from the side to the rear elevation. The extension to the rear will have a depth of 2.5m which is the same as which currently exists with a modest height. A rear extension of this size and depth could be constructed under permitted development therefore it is not considered the addition would result in adverse impacts additional to that which is already achievable.

There are no windows to the eastern elevation and with doors to the rear, available views to the south will be of the garden of the host dwelling. There are 3 windows to the western elevation which will overlook the street scene and due to the property's location at a corner there are no neighbours to this elevation and again is not considered to result in adverse impacts.

Due to the siting and design of the extension, it is not considered to give rise to adverse impact upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

### PARKING

There are no proposed alterations to the parking at the property with a garage to the rear.

### SUMMARY

The proposed development is deemed to accord 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

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
  - Proposed Roof Plan - Sheet 3 of 3
  - Proposed Elevations - Sheet 2 of 3
  - Location, Block and Floor Plan - Sheet 1 of 3

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.

- 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.