

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

REF NO: FP/94/26/HH

LOCATION: 15 Manor Close
Felpham
PO22 7PN

PROPOSAL: Rear extension, enlarged dormer, internal remodelling and new windows and doors.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

TPO BOGNOR NO.5.
Built-Up Area Boundary.
2km Buffer for Site of Special Scientific Interest.

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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached two-storey dwelling. Planning permission is sought for a single-storey rear

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extension, alterations to fenestration, enlargement of an existing rear dormer, and associated internal remodelling.

The extension would measure approximately 5m in depth and span the full width of the dwelling, measuring approximately 12m in width. It would incorporate a flat roof with a maximum height of approximately 3.5m, including the roof lanterns. External materials would comprise render to match the existing dwelling, ensuring a cohesive appearance in accordance with the Arun Design Guide (ADG).

The extension would incorporate bifold doors, French doors with glazed side panels, a two-pane window within the western side elevation, and two slim horizontal windows within the eastern side elevation. The flat roof would contain two pyramid roof lanterns and one flat glazed roof lantern. All new windows and doors would be finished in black aluminium.

Given its sitting to the rear, the extension would not be visible from the public realm. Whilst the depth would exceed the 3.3m guidance depth for single storey rear extensions outlined within the ADG, it would remain proportionate to the host dwelling and would be contained within a relatively large plot. Similar forms of development are evident within the surrounding area and, as such, the proposal would not appear out of character or result in harm to the appearance of the host dwelling or wider locality.

The proposal also includes the enlargement of an existing dormer within the rear (south) roof slope. The altered dormer would measure approximately 2.5m in depth and 5.5m in width, with a flat roof and a maximum height of approximately 2.1m. It would be constructed using materials that match the existing dwelling and would incorporate two French doors with a black aluminium balustrade.

The dormer would be relatively large and would not be a subservient addition within the roof slope. This would be contrary to ADG guidance which advises dormers should remain minor elements within the roof plane and generally avoid flat roofs, it would replace an already established built form. Given its position on the rear elevation, it would not be visible from the street scene and would not appear incongruous within its setting. The departure from the ADG would therefore be acceptable.

Alterations to fenestration are proposed, including the insertion of two horizontal two-pane windows within the existing eastern side elevation. Existing windows and doors throughout the dwelling would also be replaced with black aluminium units. Given the presence of similar dark-framed fenestration on neighbouring properties, these changes would integrate satisfactorily within the street scene and would not adversely affect the character or appearance of the dwelling or surrounding area.

Overall, the proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed rear extension would be set in approximately 1.7m from the western and eastern side boundaries. It would be set back approximately 26m from the southern (rear) boundary. Due to its single-storey form, flat roof design and the separation distances involved, the development would not result in overbearing or overshadowing of neighbouring occupiers.

The proposed ground-floor rear openings would be positioned broadly in line with the existing fenestration and would not introduce additional overlooking opportunities. New windows are proposed within both side elevations of the extension, alongside two additional windows within the existing eastern side elevation of the dwelling. As these elevations already contain openings and the proposed windows would be located at ground-floor level, they would not result in any materially greater degree of overlooking or loss of privacy than currently exists.

The proposed roof lanterns would be set within the flat roof and, by virtue of their design and orientation, would not afford direct views towards neighbouring properties.

The enlarged dormer would incorporate larger glazed openings than existing. However, these would primarily overlook the rear garden and would replace existing windows serving the same outlook. Accordingly, these windows would not result in additional overlooking or loss of privacy.

Overall, the proposal would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1, D DM4 and the ADG.

SUMMARY

The development is in accordance with relevant development plan policies and 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 drawings:
- Location Plan.
 - Block Plan Rev A.
 - Proposed Elevations Rev E.
 - Proposed Floor and Roof Plan Rev E.

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 National Planning Policy Framework.