

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** FP/96/13/**LOCATION:** 55 Roundle Avenue
Felpham**PROPOSAL:** Renewal of unimplemented planning permission FP/75/10 for a single storey extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Front entrance and wc extension measures approximately 1.2m in width, 3.9m in depth with a maximum height of 3.4m. Front lounge extension measures approximately 4.1m in width, 4.2m in depth with a maximum height of 4.7m.
SITE AREA	Approximately 380 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has brick wall + brick piers approximately 1m-1.5m in height, west side boundary has close boarded fencing approximately 1.2m in height, east side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey detached property with side dormers, paved area to front. The property has red brickwork on lower level, yellow painted render and red tile hanging on upper level, red tiled roof with white window frames. Grass verge to front of site.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

FP/108/00/	A new chalet style bungalow with associated parking.	Approve Conditionally 30-08-2000
FP/13/01/	First floor extension	Approve Conditionally 13-03-2001

FP/75/10/

Single storey extension.

Approve Conditionally

11-06-2010

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Private Street

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[DEV19](#)

[GEN2](#)

[GEN7](#)

Extensions to existing residential buildings

Built-up Area Boundary

The Form of New Development

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The Development Plan consists of the Arun District Local Plan 2003 which was adopted in 2003.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council published the Draft Arun Local Plan in July 2012 and this is a material consideration in the determination of this planning application. A pre-submission Plan has yet to be endorsed and published. Following publication of a pre-submission draft, there is required to be a formal public consultation, resolution of objections, examination and formal adoption. At this time, the emerging Local Plan is afforded very limited weight in terms of the decision making process

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application is to renew unimplemneted planning permission FP/75/10 for a front single storey extension.

The detached property is set back from the front boundary by approximately 15m and the proposed extension has two elements the wc and entrance door which will have a width of 1.2m, front projection of 3.9m with a maximum height of 3.4m. The pitched roof extension to the lounge which will link up with the wc extension and entrance hall will have a width of 4.1m, front projection of 4.2m and a maximum height of 4.7m with substantial glazing to the front. There are no windows proposed on the east side elevation and there is an obscure glazed window on the west side elevation which serves the wc. The main dwelling has a door on the west side elevation which serves the kitchen and with internal re-organisation this will be removed and replaced with an obscure glazed window which will serve an en-suite. The proposed extension will be sited approximately 4m away from the neighbouring property to the west No 53 and the neighbouring property to the east No 57 is sited approximately 2m away. This property has a conservatory that is sited on the front elevation which is approximately 4m away. It is not considered that the extension would detrimentally harm the occupiers of No 53 and 57 by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The proposed extension is considered to be visually subservient to the main dwelling. It will be set back from the front boundary by approximately 11m and due to its size, design and neighbouring front extension it would not be obtrusive in the street scene, nor would it harm the established character or appearance of the surrounding residential area.

There have been no material change in policy/circumstances and it is therefore recommended that the application be approved, subject to conditions.

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 for 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 a neutral impact has 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).

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 permission relates to the following approved plans as submitted under FP/75/10 dated 26th April 2010.

Block 1:500, Proposed Ground Floor 1:50 Rev A, Proposed Elevations/Cross Section, Roof Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

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

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.