

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

REF NO: FP/99/18/HH

LOCATION: 50 Crossbush Road
Felpham
PO22 7LU

PROPOSAL: Retention of timber outbuilding/shed to front garden

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to retain an existing timber outbuilding that currently resides in the front garden. The proposal seeks to change the appearance of the existing outbuilding.
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RELEVANT SITE HISTORY

FP/312/17/HH	Demolition of attached garage & addition of two storey side extension.	ApproveConditionally 13-02-18
FP/37/05/	First floor extension over existing garage and internal alterations.	ApproveConditionally 30-03-05

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Parish Council - Objection - Out of keeping with the street scene.

1 letter of objection:

- Too close to boundary wall
- Timber construction poses a fire hazard
- Impact on off-road parking
- Loss of light to living room

Comments will be addressed in the conclusion section.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
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

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 of the Arun Local Plan and Policy ESD1 of the Felpham Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

Due to its prominent nature and location, the outbuilding will alter the existing appearance and layout of the residential unit in which it is sited. Due to similar development in the area, the principle of building in the front gardens has already been established as acceptable in some cases. #52, #24 and #37 Crossbush Road all have buildings in the front gardens of their plots. The proposed development is not an alien feature in the street scene, especially given the proposed materials, which allow the development to appear well integrated and sympathetic in design with regard to the host dwelling. This is also helped by the siting of the development being 5m, from the front boundary of the site, which is no closer than #52 and #37, which both have development within the residential plot notably close to the street scene, in comparison to other dwellings in the locality.

Therefore, the proposal is considered to be in accordance with D DM1 of the Arun Local Plan, and Policy ESD1 of the Felpham Neighbourhood Development Plan in terms of design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant overshadowing or overbearing impact as a result of both the aspect of the development site, and the boundary treatment present at the site. The proposed development features windows on its Southern elevation that face into the site, however, as the proposal is single storey, the available views would be no different from those that are currently available from the front garden.

The proposed development is not considered to give rise to any significant change in loss of light to neighbouring dwellings to the East. This is due to the aspect of the development (North facing) and the mature foliage that lies on the site boundary.

The proposed development is considered to be in accordance with D DM1(3) of the Arun Local Plan in terms of neighbouring residential amenity.

PARKING

The proposal is considered to meet the current prescribed parking standards.

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.

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.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby approved shall be carried out in accordance with the following approved plans within 1 year from the date of this permission:

- Location & Block Plans - Drawing P01 - December 2017
- Front elevation of house & elevations of shed - Drawing 1 - 25.04.2018
- Floor Plan & Elevations - 25/05/2018 - Rev. A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan and to ensure the changes to the existing building are carried out in a suitable timescale.

- 2 **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.