

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

REF NO: FP/9/19/HH

LOCATION: 4 Stanhorn Grove
Felpham
Bognor Regis
PO22 8FP

PROPOSAL: Erection of Orangery to rear of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks planning permission for the construction of a single storey orangery to the rear of the dwelling. The proposed orangery will measure approximately 4.4m in width, 3.1m in length and be a proposed eaves height of 2.4m. The total height of the orangery including the roof would be 3.7m.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council

Felpham Parish Council: No objection received from Felpham Parish Council.

No representations received from nearby occupiers

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

- within Built up area boundary.
- Tree Preservation Order TPO/FP/1/07

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan and policy ESD1 of the Felpham Neighbourhood Plan.

There appears to be no relevant site history for this application.

The site is occupied by a detached two storey dwelling with a detached garage to the Eastern boundary.

DESIGN AND VISUAL AMENITY

The proposed single storey orangery is situated to the rear of the host dwelling and as such will only have a limited presence with the street scene. The proposed single storey rear orangery will only be visible when viewed from the south of the host dwelling and as such the proposal will not result in an unacceptably adverse impact upon the established character and spatial pattern of the street scene.

The proposed extension due to its design and siting is considered to appear well integrated and subservient to the host dwelling. The proposed orangery will be built of exposed brick and white PVCu double glazed windows. The roof will be built with double glazed roof frames with tinted and toughening glazing. It is considered that the proposed development will not have an unacceptably adverse impact upon the established character of the host dwelling and will accord with D DM4 and D DM1 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed orangery will measure approximately 3.1m in length, 4.4m in width and be built to a to an eaves height of 2.4m. The total height of the orangery including the roof would be 3.7m. The proposed orangery will include windows overlooking the rear garden of the property. The proposal will also include double doors overlooking the North East boundary of the site. There is a separation distance of approximately 6.5m from the North East boundary, 1.5m from the South West boundary and 7.5m to the North West boundary. The proposal by virtue of its single storey construction, siting and scale is not considered to give rise to any unacceptable adverse overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the 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 Block Plan and Proposed Plans and Elevations 900/01792.
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.
- 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.
- 4 **INFORMATIVE:**
The proposed development may affect trees within the site or on neighbouring land. The applicant should ensure that adequate tree protection methods are in place and any consents required from other land owners are in place