

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

REF NO: FP/9/26/HH

LOCATION: 4 Davenport Road
Felpham
PO22 7JP

PROPOSAL: Garage conversion and external and internal alterations to existing dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council Engineers - No response received.

POLICY CONTEXT

Lidsey Local Flood Risk Zone.
Flood Zone 3.

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)
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site includes a detached dwelling with neighbours to the east and west. The proposal is for a garage

conversion, internal and external alterations and alterations to fenestration. The proposal would not result in any increase in the footprint of the host dwelling.

To the south (rear) elevation, it is proposed to replace the existing conservatory windows with full length glazing, wrapping around to the sides of the conservatory and loggia respectively. Internally, the two doors (both with full large windows either side) would be removed; sliding doors and a new window would be installed. At first floor level, a new balcony design would be implemented, with fewer balustrades, giving a less cluttered appearance. Sliding doors and a new window would replace the three existing windows that currently serve the first floor accommodation, a continuation of a glazed, more simple appearance that would be introduced at ground floor level.

The western flank elevation is separated from the western flank of 6 Davenport by 0.9m. Amendments to the western elevation are isolated to the ground floor only, with a new window replacing the existing doors and window.

The only amendment proposed to the front elevation would be replacing the garage doors with a window, to accommodate the proposed garage conversion to habitable space. Amendments to the eastern flank elevation would also be isolated to the ground floor. A new door and window, set further back from the rear elevation than the existing door and window proposed for removal, would provide serve the ground floor accommodation.

Windows and doors are proposed to be white UPVC, rather than the existing brown UPVC. Painted render and horizontal weatherboarding are proposed as external finishes. Davenport Road has a varied material palette; brickwork, render and tiling are all commonplace. The render and weatherboarding proposed would contribute to the varied street scene and would not result in harm to the character or appearance of the area, in accordance with Arun Local Plan policies D DM1 and D DM4.

Overall, the proposed external alterations would be small in scale and given the varied nature of the street scene of Davenport Road, the proposed alterations would not appear out of character and would not result in harm to the visual amenity of the host dwelling or street scene. The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The amended fenestration arrangement at first floor level on the rear elevation would have no impact on residential amenity; the balcony would remain in use, providing the same outlook as existing. While there are larger areas of glazing proposed at ground floor level, these would not introduce further overlooking.

The host dwelling will be equal in footprint following the garage conversion and alterations to the external materials. The proposal would not result in any harm to neighbouring properties in regard to overshadowing or overbearing impacts.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in terms of impact upon neighbouring amenity.

LIDSEY LOCAL FLOOD RISK ZONE

The site lies within a Local Lidsey Flood Risk Zone. The Drainage Engineers have been consulted on the proposal, however no response has been received.

The proposal would not result in an increased footprint or additional hardstanding within the application site. As such, the proposed development would not result in an increase in the risk of flooding elsewhere and is in accordance with Arun Local Plan policies W DM1 and W DM3.

FLOOD RISK

Arun Local Plan policy W DM2 advises that all of Arun is at some risk of flooding with large areas in Zones 2 and 3. The site is at potential risk of coastal flooding and lies within Flood Zone 3.

The proposal would include internal and external alterations, however the proposal would not increase the footprint of the host dwelling, nor result in an increase in impermeable area on site. It is acknowledged that the proposal would include alterations to the internal layout of the dwelling, including the relocation of the living spaces to the first floor level, and the bedrooms to ground floor level. Whilst this is noted, the proposed development would not alter the risk associated with the use of the site as a residential dwelling.

This application is accompanied by a Flood Risk Statement which outlines that the ground floor of the garage conversion would be constructed in line with the existing floor levels of the host dwelling, given the potential of flooding. A condition is attached to this planning permission to require the garage conversion to be carried out in accordance with these details, in the interests of flood risk.

Therefore, the proposed development is in accordance with Arun Local Plan policy W DM2.

SUMMARY

The proposed 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 plans:

- Location and Block Plan 462/01.
- Proposed Floor Plans 462/04.
- Proposed Elevations 462/05.
- Biodiversity Enhancement Statement.

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 The internal floor level of the garage conversion hereby permitted shall be constructed no lower than the existing internal floor level of the host dwelling.

Reason: In the interests of flood risk in accordance with Arun Local Plan policy W DM2.

- 4 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).

- 5 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 NPPF.