

PLANNING APPLICATION REPORT**REF NO:** **FP/101/10/****LOCATION:** 48 Downview Road
 Felpham**PROPOSAL:** Rear two storey extension and new roof lights.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 810 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall to front. Close boarded fencing supplemented with trees and hedging to rear.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with white rendered elevations and a plain tiled hipped roof, and a conservatory to the rear.
CHARACTER OF LOCALITY	The site is located on a residential road of predominantly two storey detached dwellings of various style.

RELEVANT SITE HISTORY

BR/208/55/K	Curtilages amended	Approve 05-12-1960
BR/208/55/R	Detached house and garage	Withdrawn 24-11-1961
BR/208/55/Y	Detached house and garage	Approve 20-12-1961
BR/208/55/AC	Revision to BR/208/55/Y	Approve 05-03-1962

REPRESENTATIONS**Representations received:**
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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.

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

This application seeks planning permission for the construction of a two storey extension to the rear of 48 Downview Road.

The proposed extension would measure approximately 6.6m in width, 4.1m in depth, and would reach a maximum height of approximately 7m in height.

The extension would have rendered elevations and a plain tiled pitched catslide roof, to match that of the existing dwelling. It is therefore considered that by reason of its scale, design, and materials, the proposed extension would be in keeping with the existing and as such would not have a significant impact on the visual amenities of the locality.

The proposed extension would be located on the northern side of the property and would be situated approximately 2m from the flank of the adjacent property, no.50 Downview Road. The angled plane of the catslide roof is such that it is not considered that the proposed extension would have a materially adverse impact on the occupiers of the neighbouring dwelling by means of being overbearing.

The proposed extension would contain 4 no. rooflights on its side elevation. The rooflights would be situated approximately 1.5m above floor level, and as such it is considered appropriate to recommend that they be obscure glazed, so as to not overlook the amenity area of the neighbouring property.

It is therefore recommended that the application be approved, subject to the following conditions:

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 This permission relates to the following approved plans; location and block plan, proposed floor plan and elevations received 1st June 2010.

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 rooflights on the northern elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.