

PLANNING APPLICATION REPORT

REF NO: **FP/110/09/**

LOCATION: Fernbank Cottage
 Waterloo Road
 Felpham

PROPOSAL: Convert an incomplete extension into a new dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to convert the incomplete two storey extension into a dwelling which would comprise a hallway, lounge and kitchen on the ground floor with a bedroom and bathroom at first floor level. The main entrance to the property would be located on the western side with french doors on the rear and two roof lights on the side west elevation.
SITE AREA	Approximately 200 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open, east side boundary is open then pedestrian access to Fernbank Cottage, west side boundary has hedging/tree screening over 3m in height, rear has hedging/tree screening over 2m in height.
SITE CHARACTERISTICS	Two storey extension has partially been constructed on the west side elevation of Fernbank Cottage. The walls are breeze block with a red tiled roof, the openings of the windows are in place but boarded up. The attached property Fernabnk Cottage is a two storey semi-detached cottage of notable character with white painted render, flint and brick walls and a red clay tiled roof.
CHARACTER OF LOCALITY	Within the Conservation Area on the edge of the village centre. The properties are a mixture of terraced and semi-detached properties, The Fox Inn car park to the south of the site.

RELEVANT SITE HISTORY

FP/108/04/	Demolition of single storey building and erection of two storey extension to give ground floor utility, cloaks, kitchen and breakfast room, first floor bedroom and ensuite. Double timber carport.	Refused 17-06-2004
FP/216/04/	Demolition of single storey building & erection of 2 storey extension to give ground floor utility/cloaks/ kitchen & breakfast, first floor bedroom with ensuite & double timber carport.	Approve Cond 20-10-2004

REPRESENTATIONS

Representations received:

Felpham Parish Council

Objection

Felpham Parish Councillors objected on the grounds that there was no parking provision made in an area that already suffers inadequate parking facilities.

Comments on Representations received:

Comments noted.

The proposed change of use is in line with PPS3 which promotes the use of existing buildings by forming additional units of accommodation. Whilst parking provision cannot be achieved within the site current Government policy encourages local authorities to relax parking standards in an area where other means of transport are available and in this instance the site is within walking distance to public transport.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee

There should be a conformity of windows/doors with adjoining properties.

Comments on Consultation responses:

Noted.

Substitute plans have been received which amend the windows on the front north elevation and these match the adjacent property Fernbank Cottage.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Building of Special Character

Within the Felpham Village Conservation Area

No Public Sewer

DEVELOPMENT PLAN POLICIES

South East Plan:	SEP5	
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN12	Parking in New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

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

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 or the Conservation 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

Locality

The existing property Fernbank Cottage is a building of special character and is located within the Conservation Area. The surrounding area is predominantly two storey terraced properties and to the rear of the property is the car park of the Fox Inn Public House. The two storey extension is located on the western side elevation of Fernbank Cottage.

History

A previous application FP/216/04 was approved on 20.10.04 for a two storey extension on the western side of the property which comprised a kitchen/breakfast, utility and cloakroom on the ground floor with bedroom and bathroom above and a double timber carport. The extension has been partially constructed with the walls which are breeze block, with a red tiled roof and the window and door openings are in place but boarded up. The area to the rear which is overgrown garden land has a dilapidated green house and summer house amongst the vegetation.

Principle

Planning Policies and Government Advice in the form of PPS3 promote the efficient use of previously developed land by encouraging reuse of existing buildings to form additional units of accommodation. However, this is subject to achieving high quality and well designed housing. The design of the building and its acceptability in the Conservation Area has been established through the previous planning permission FP/216/04. The property which is sited within a residential area is close to local facilities with access to public transport.

Residential Amenity

The building which is located on the western side is well screened and has residential properties to the east and west with a car park to the rear. With adequate distance to properties to the west of the site it is not considered that the conversion to residential would create any direct overlooking or loss of privacy.

Summary

The proposed conversion to form one dwelling is in line with PPS3 and whilst parking provision cannot be achieved within the site current Government Policy encourages local authorities to relax parking standards in an area where other means of transport are available. The proposal would be in character with the area as it is sited within a residential area and would not compromise the character or appearance of the Conservation Area.

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 plans as submitted and amended by substitute plans dated 26 August 2009.

Reason: For the avoidance of doubt.

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

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

- 4 All external joinery shall be of painted timber.

Reason: In order to preserve or enhance the character of this part of the Conservation Area in accordance with policies GEN7, AREA2 of the Arun District Local Plan.

- 5 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions including porches or dormer windows to the dwelling house shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 6 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

THE SOUTH EAST PLAN: SEP5

LOCAL PLAN: GEN2, GEN7, GEN12, AREA2

NATIONAL POLICIES: PPS1, PPS3, PPG13

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