

PLANNING APPLICATION REPORT

REF NO: **FP/115/09/**

LOCATION: 87 Felpham Road
 Felpham

PROPOSAL: Small rear single storey rear extension, matching pitched slate roof to replace flat roof, new timber sash windows.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed infill extension measures approximately 3.2m in width, 1.3m in depth and 3.7m (maximum) in height.
SITE AREA	Approximately 180 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has dwarf brick wall painted cream, rear boundary has close boarded fencing + trellis approximately 1.8m in height, west side boundary has flint wall + trellis approximately 1.8m in height, east side boundary flint wall + fencing/trellis approximately 2.5m in height.
SITE CHARACTERISTICS	Grade II Listed Building early C19. Semi-detached two storey property with porch, two storey and single storey extension on the rear with parking area on west side, The walls have a mixture of brickwork, smooth render painted cream, wooden window frames with a slate roof.
CHARACTER OF LOCALITY	Within the Felpham Conservation Area. Residential comprising detached, semi-detached and terraced properties, garage and parade of shops to south of site, St Mary's Church to west of site.

RELEVANT SITE HISTORY

FP/242/08/	Small rear single storey extension to "square off" the existing rear extension, remove existing partition walls and matching pitched slate roof to replace the existing flat roof. Move the existing ground floor Bathroom & W.C to the first floor rear bedroom with new external cast iron soil & waste pipes to the west elevation. Proposed timber frame sash style windows to the rear single storey extension with existing windows to west elevation changed to match. New white plastic extractor fan grille to first floor north elevation for new bathroom.	Approve Cond 10-02-2009
BR/151/60	Alterations to provide bathroom	Approve 18-08-1960
BR/925/78	Vehicular access	Approve Cond 24-01-1979

REPRESENTATIONS

Representations received:

Felpham Parish Council

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

No comment.

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Within the Felpham Conservation Area

Grade II Listed Building

No Public Sewer

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPG15

Delivering Sustainable Development
Planning and the Historic Environment

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 and the character and appearance of the Conservation Area.

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

The semi-detached property is a Grade II Listed Building that is sited within Felpham Village Centre and within the designated Conservation Area.

The existing property has previously been extended with a two storey and single storey extension on the rear. The submitted application is a revision to a previously approved application FP/242/08 for a single storey infill extension to the rear. The proposed extension on the rear single storey element of the existing property is now to be the whole width of the extension with the depth being increased by approximately 660mm. The replacement flat roof with a pitched slate roof has a ridge height of approximately 3.7m.

The attached property No 89 has a single storey extension on the rear of the property and the proposed extension will be in line with this extension so will not be readily visible and the property to the west No 85 is sited approximately 6m away. Taking this into account it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing effect, overshadowing, overlooking or loss of privacy.

The pitched roof extension is considered to be more in keeping with the original building and due

to its minimal size and rear location would not be visible in the street scene, nor would it harm the established character of the surrounding area and 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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

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

- 3 The openings and windows hereby permitted shall match in all details those existing particular care being taken to reproduce the style and material of the timber window frames and casements, the arrangement of glazing bars, the set-back of the frames from the external wall face, the window cills and the colour, texture and form of masonry arches over the openings.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with policy GEN7 of the Arun District Local Plan.

- 4 All external joinery shall be of painted timber.

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policy GEN7 of the Arun District Local Plan.

- 5 **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, character and appearance of the Conservation Area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: BE6

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPG15

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