

PLANNING APPLICATION REPORT

REF NO: FP/121/09/

LOCATION: 4 Jacken Close
Felpham

PROPOSAL: Two storey front and rear extensions & internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 560 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging approximately 1.5m high to front. Close boarded fencing approximately 1.8m high surrounds the perimeter of the rear garden. Mature trees and hedging approximately 3-4m high are located in the along the rear boundary of the property to the east of the site, no.6 The loop. A brick wall supplemented by hedging forms the front section of the southern boundary.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with red brick lower elevations and a tile hung upper, the roof is hipped and there is a conservatory to the rear.
CHARACTER OF LOCALITY	The site is located in a residential cul-de-sac of predominantly properties of a similar style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Felpham Parish Council

Awaited

Three letters of objection raising the following main points:

- 4 Jacken Close is already a reasonably large house in a relatively small plot. Any addition would be out of proportion to the plot and the estate generally.
- The proposal is out of character and scale with the neighbouring houses, requesting a 40% increase in the footprint of the house, increasing the building density by 10%.

- It would be out of keeping with the pleasant open nature of Jacken Close.
- The long southern plain elevation would dominate the view from our property, which is a few metres immediately south of it. It would be overbearing and like living next to a factory.
- Any windows on the southern elevation would be intrusive to neighbouring dwellings.
- There is a covenant prohibiting houses on the Summerley Estate from making this kind of development.

Comments on Representations received:

Noted. The issues regarding the effect of the development on the residential and visual amenities of the locality are discussed in the 'conclusions' section of the Officer's report. Private covenants are not a planning consideration, but are a civil matter to be dealt with by the interested parties.

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 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS25	Development and Flood Risk

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 to construct two storey extension to both the front and rear of 4 Jacken Close. The front extension would measure approximately 5.4m in width, 4.9m in depth, whilst the rear extension would measure approximately 5.1m in width and 4m in depth. Both extensions would have a maximum roof height of approximately 6.8m.

The proposed extensions are to be brick faced and tile hung, with concrete tiled roofs. However, in the absence of any detail regarding the materials it is considered prudent to recommend a condition stating that the materials of the proposed extensions shall match the existing.

Both additions are to have hipped roofs, to match the existing, and it is therefore considered that by reason of its scale, form and design, the proposed development would be in keeping with the existing dwelling and as such would not have a significant effect on the visual amenities of the locality.

The proposed extensions would be located to the southern side of the site, and as such it is not considered that they would have an overbearing impact on the adjacent property, no.5 Jacken Close, which is located to the north of the site. It is noted that there is to be a first floor window on the northern elevation of the front extension, however for the reason previously stated, it is not considered that this additional window would give rise to significant overlooking.

Numbers 1, 2 and 3 Jacken Close, are located to the south of the site, and have a 90 degree orientation, so that their front access and associated hard standing areas adjoin the southern (side) boundary of the site. This amenity space is not considered to be a highly sensitive area, since the main private gardens of these dwellings are located to the rear. Furthermore, it has also been noted that no's 1 - 3 Jacken Close are three storey town house dwellings, with garages at ground floor level on their front elevations.

Whilst it is appreciated that the proposed extensions will be visible from numbers 2 and 3, there would be a minimum distance of approximately 12m between the flank of the proposed front extension, and the flank of no.2, which would be in closest proximity to the proposed development.

It is therefore considered that the proposed extension would not have a materially adverse effect on the residential amenities on the occupiers of the neighbouring dwellings by means of being overbearing.

It is noted that there is to be an additional window on the southern elevation of the existing dwelling, which is to serve a bathroom. It is therefore considered appropriate to recommend a condition stating that this window be obscure glazed, so as to avoid over-looking into the private amenity space of the dwelling to the south.

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 extensions 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 additional window on the southern elevation of the building shall at all times be glazed with obscured glass, and non-opening unless parts of the window which can be opened are more than 1.7m metres above the floor level of the room in which they are installed.

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

- 4 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policy GEN11 of the Arun District Local Plan.

- 5 INFORMATIVE: Flood proofing of the proposed development shall be incorporated, where necessary, in accordance with flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)

- 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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS25

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