

PLANNING APPLICATION REPORT**REF NO:** FP/121/11/**LOCATION:** Seacroft
Outram Road
Felpham Bognor Regis**PROPOSAL:** Two storey rear extension. Roof dormer to front. Re-submission following FP/6/11/**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This is a revised scheme following the refusal of FP/6/11. The current application substitutes a dormer window for the originally proposed two-storey extension to the front elevation. The proposed rear extension is unchanged from the original proposal.
SITE AREA	Approximately 154 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The front boundary is open. Side boundaries to the front of the dwelling are marked by a low brick wall and approximately 1.5 metre high hedging to the east and west respectively. The rear garden is enclosed by approximately 1.8 metre high timber close boarded fencing.
SITE CHARACTERISTICS	The site is occupied by a two-storey semi-detached dwelling that has white painted render elevation walls and a tiled, gable roof. Single-storey lean-to extensions have been added to the front and rear.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac that is characterised by dwellings of a mixture of designs and scales, predominantly two-storey and semi-detached, some of which have had dormers formed within the roof. The Promenade and beach are to the east.

RELEVANT SITE HISTORY

FP/6/11/	Two storey rear extension. Gable extension to front to include 2 balconies.	Refused 06-04-2011
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REPRESENTATIONS

Representations received:

Felpham Parish Council

Objection: The site plan is misleading, a cross hatched section is shown to the rear but it is unclear what it is. A full explanation is required as to what advice was given by the Case Officer for this resubmission as the Committee cannot see what has changed to resolve the refusal reasons for FP/6/11.

5 letters of objection: The rear extension appears to be an exact replica of FP/6/11 which was refused, no amendments to these plans have been made and the reasons for refusal should be upheld for this unchanged application. The proposed balcony will make us feel overlooked and is alien to the street scene. one of the conditions of our own application, FP/107/06, is that no windows or openings shall be formed in the side elevations of our own rooftop dormers, this is to protect the amenities of adjoining residential properties. The changing of the roof would block out light from our garden and would overlook our garden in an imposing manner. Would be overbearing in comparison with the neighbouring properties on both Outram and Clyde Road. Is not in keeping with the area. The revised application makes the changes required at the front but leaves the rear totally unchanged. Comes close to doubling the property size. Felpham Parish Council has reversed its previous view and is now objecting.

Comments on Representations received:

Noted. With regards to the proposed rear extension, it is correct that this has not been altered from the previously refused application. However, meetings and discussions were held with the applicant following the refusal and further analysis showed that the rear extension complies with the Council's 45 degree rule, which is used to assess the potential for harmful levels of overshadowing. The Council has therefore altered its position with regards to the rear extension. The proposed front dormer has been modeled on a dormer that was approved for the neighbouring property under FP/107/06, and is of a scale greatly reduced from the two-storey front extension originally proposed. A condition will be attached to any approval given that will require obscure screening to be erected to the sides of the proposed balcony prior to its use in order to prevent intrusive views towards neighbouring properties.

CONSULTATIONS

Environment Agency

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[DEV19](#)

Built-up Area Boundary
The Form of New Development
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

PRINCIPLE: The site is located within the built-up area where the principle of development is deemed to be acceptable, subject to the proposal complying with relevant planning policies. In this instance, the main considerations are set out in Arun District Local Plan policies GEN7 and DEV19 which aim to prevent development which is unduly harmful towards the character and appearance of its surroundings or towards the amenities of neighbouring residents.

SITE HISTORY: The proposal follows the refusal of a previous application, FP/6/11 where the proposed rear extension was considered unneighbourly by way of an overbearing and overshadowing impact and the proposed two-storey front extension would appear incongruous and overly bulky. The current proposal follows further discussions between the applicant, agent and the Planning Department in which it was agreed that the proposed two-storey extension meets relevant criteria relating to overbearing and overshadowing impact and that a suitably sized and designed dormer to the front elevation would be more acceptable than the two-storey extension initially proposed.

CHARACTER & APPEARANCE: The proposed rear extension would have little visual impact upon the street scene due to its siting to the rear of the existing dwelling. The proposed front dormer will alter the appearance of the dwelling frontage. However, it is noted that front roof dormers feature on a number of neighbouring properties. The proposed dormer has been designed to replicate the appearance of a dormer which was approved for the neighbouring property, No. 2 Outram Road. It is therefore considered that the proposed works will have an acceptable impact upon the character and appearance of the surrounding area.

DESIGN & SCALE: The proposed works are considered to relate sympathetically towards the existing building in terms of design and scale. The proposed rear extension has a matching ridge height to that of the existing roof, ensuring visual integration with it, whilst it has a smaller footprint than the existing dwelling, so as not to visually dominate it. The gable end design of the extension will also compliment the gable endings of the existing building. The proposed dormer is stepped

up from the eaves height of the front roof slope and stepped in from the roof edges, to prevent it from appearing overly dominant.

RESIDENTIAL AMENITIES: The proposed rear extension will be positioned in line with the flank walls of existing single and two-storey extensions at the neighbouring property, No. 2 Outram Road and the flank walls of buildings at 'Outram Lodge' to the west and east respectively. They will not project any further to the rear than these extensions and will not obstruct any 45 degree sight lines taken from primary windows of the neighbouring property. It is therefore considered that they will not appear overbearing or cause overshadowing towards this property. Further, it is considered that the extension is a sufficient distance from properties on Clyde Road, that back onto the site to prevent any harmful overbearing, overlooking or overshadowing impact.

All new ground floor windows will have views towards neighbouring properties interrupted by existing site boundary treatment whilst the proposed first floor windows to the side will look towards flank walls and roof slopes at 'Outram Lodge' and the proposed first floor window on the rear elevation will face towards the far end of the site and be a sufficient distance from properties backing onto it to prevent unacceptable visual intrusion.

With regards to the proposed front balcony, it is noted that, as shown in the plans, this may offer views downwards towards the front balcony at No. 2 Outram Road. It is considered this can be mitigated by conditioning any approval given for the application to require that obscure screening of 1.8 metres in height is erected to the sides of the balcony in order to obstruct these views.

SUMMARY: It is considered that the applicant has addressed the main concerns held over the previous scheme by replacing a front two-storey extension with a dormer so as to not have a harmful impact upon the character and appearance of the surrounding area, or upon the amenities of neighbouring residents.

It is therefore recommended that the application is 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 development hereby approved shall be carried out in accordance with the following approved plans:-

01;
02;
03;
04;
05;
06;
07;

08;
09;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 Development shall not be commenced until details of satisfactory 1.8 metre high obscure screening, to be employed on the eastern and western balcony edges, are submitted to and approved by the Local Planning Authority. The balcony shall not be used until such screening has been erected and it shall remain in position in perpetuity from that time.

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

- 4 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing dwelling.

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

- 5 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 31 and full reasons appear in the Officer report.