PLANNING APPLICATION REPORT

REF NO: **FP/134/10/**

LOCATION: 76 Felpham Way
Felpham

PROPOSAL: Rear single storey extension and replacement window to kitchen.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension measures approximately 8.9m in width, 4.9m (maximum) in depth and 3.6m (maximum) in height. The enlarged kitchen window on the front elevation measures approximately 1.9m in width by 0.9m in height.
SITE AREA	Approximately 378 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slighly uphill from main road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has hedging approximately 1.8m in height, east and west side boundaries close boarded fencing/trellis approximately 1.5m-1.8m in height.
SITE CHARACTERISTICS	Two storey detached property with integral garage, single storey extension on western side boundary. The property has light brown brickwork, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Main road comprising residential properties, detached/semi-detached two storey, detached bungalows of various styles and designs.

RELEVANT SITE HISTORY

FP/170/05/	Single storey side extension.	Approve Cond 16-09-2005
BR/52/72	Lengthening of existing garage by 4ft	Refused 14-04-1972

REPRESENTATIONS

Representations received:

Felpham Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Class A Road
PDR Restriction
No Public Sewer

DEVELOPMENT PLAN POLICIES

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

The two storey property has previously been extended with a single storey utility/shower room extension on the western side of the property. The application seeks to remove the existing conservatory on the rear eastern side of the dwelling and replace this with a single storey flat roof extension with lantern roof lights that will extend across the whole width of the dwelling. The application also seeks to remove the existing kitchen window which is sited to the front of the dwelling and replace with a larger window. Although this has been included in the application this can be implemented under "Permitted Development" and does not require the submission of a formal planning application.

The proposed extension will be approximately 8.9m in width with a maximum projection of 4.9m but part of the extension will be stepped back on the western side with a rear projection of 2.75m and the height including the lantern roof lights will be approximately 3.6m.

The neighbouring property to the west No 74 is sited approximately 5m away and this property has a garage that is sited on the eastern side boundary with No 76. In view of its rear projection it is not considered that the extension would be readily visible above this structure. The extension would have the most impact on the neighbouring property to the east No 78 which is sited approximately 3m away. The Council have adopted a 45% rule in determining planning applications and in this instance the 45 degree line has been taken from the centre of the bay window of No 78 which serves the living area and the proposed extension complies with this rule.

It is not considered that the extension would detrimentally harm the occupiers of the neighbouring properties No 74 and 78 by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The extension is considered to be visually subservient to the main building, would not be obtrusive in the street scene due to its rear location, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, 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: Site/Block Plan, Floor Plan Rev A, Elevations Rev A dated 5th July 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 materials and finishes of the external walls 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.

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.