

Ref: FP/136/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Rear single storey extension. Bramley Lodge, Limmer Lane, Felpham.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.09 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	The application site is positioned at a slightly higher level than the road.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	Open wooden fencing to site frontage; with solid wooden fencing to front sides. The rear of the site is bordered by 1.8m close boarded fencing.
SITE CHARACTERISTICS	Two storey detached property. The dwelling consists of flint walls, with brick quoins to all corners and surrounding all openings. Brown tiled, barn hipped roof. Protruding pitched roof element to front, with sections of hung tiles.
CHARACTER OF LOCALITY	Residential area. The surrounding area is predominately characterised by two storey detached properties. Substantial in size and individual in style.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FP/61/05/	Two detached 4 bedroom houses.	Refused 26-05-2005.
FP/121/05/	Two detached 4 bed. Houses (Resubmission of FP/61/05/).	Approved Conditionally 31-08-2005.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No Objection.
Local Groups	None
Other	None.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	This proposal falls within the scope of our Flood Risk Standing Advise (FRSA). Please refer to www.pipernetworking.com/floodrisk/ for the relevant comment relating to this proposal (box E2 of the consultation matrix).
Conservation Area Advisory Committee	No Comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary Conservation Area Class 'C' Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, CH1, CH4, DEV1, ERA4. Arun District Local Plan: LOC1, DEV19, AREA2, GEN11.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development PPG25 - 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.
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COMMENT ON CONSULTATION RESPONSES

Noted. The Environment Agency's comments will be used to formulate a condition.

COMMENT ON REPRESENTATIONS RECEIVED

None.

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ASSESSMENT OF PROPOSAL

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential area, which is located within a 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

The proposal would involve the addition of a single storey rear extension, measuring 11.5m in length, 3.9m in width and 3.2m in height with a hipped roof.

The application site is located within a residential area, being positioned adjacent to Limmer Lane, with neighbouring back gardens to the east, south and west sides. Due to the single storey nature of the proposed extension, together with the boundary treatment, it is considered that the proposal would not detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

In addition, the proposed extension is considered to be of an acceptable scale and design, being a modest sized single storey development. Due to its position towards the rear of the property, it is noted that the development would be screened from the street scene by the existing property. It is therefore considered that the proposal would represent an acceptable form of development that would echo the character of the surrounding area and would not appear obtrusive when viewed from the street scene.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

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To Addressee

2

Site Address

Bramley Lodge
Limmer Lane
Felpham

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Description of Development

Rear single storey extension.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

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CONDITION 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).

CONDITION 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 Floor levels within the proposed development will be set no lower than existing levels.

Reason: To minimise flood risk in accordance with policies ERA4 of the West Sussex Structure Plan and GEN11 of the Arun District Local Plan.

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

STRUCTURE PLAN: LOC1, CH1, CH4, DEV1, ERA4.

LOCAL PLAN: LOC1, DEV19, AREA2, GEN11.

NATIONAL POLICIES: PPS1, PPG25.

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

INFORMATIVE:

The applicant is advise to flood proof the proposed development, where appropriate. Please note that details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)

Case Officer: Miss C Forrest