

PLANNING APPLICATION REPORT**REF NO:** FP/153/11/**LOCATION:** 64 Wroxham Way
Felpham**PROPOSAL:** Loft conversion to provide 2 extra bedrooms**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The application seeks consent for erection of a flat roof dormer window on the west facing roofslope of the property and the insertion of 2no. rooflights on the east facing roofslope. The proposed dormer window would measure 1.5 metres in height, 2.5 metres deep and 6.9 metres in width, with three window panes.
SITE AREA	420 sq m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	No front or side boundary treatments.
SITE CHARACTERISTICS	Detached single storey bungalow with cream render and timber weatherboarding, and a concrete tiled, pitch roof. Property has a single storey, hipped roof side extension.
CHARACTER OF LOCALITY	Residential, comprising single storey pitch roof bungalows of uniform character and design in an open-plan estate.

RELEVANT SITE HISTORY

FP/142/09/	Demolish existing garage and conservatory and build an extension to create fourth bedroom, kitchen, increase lounge size plus alterations to bathroom	Approve Cond 30-10-2009
------------	---	----------------------------

REPRESENTATIONS**Representations received:**

Felpham Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

No public sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

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

The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

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 conflict with Development Plan policies in that it is not subservient to the main dwelling, and would have a materially adverse effect on the visual amenities of the locality and 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 proposed west facing dormer window would be positioned to the ridgeline of the existing bungalow projecting to a depth of 2.5 metres. At 6.9 metres, the dormer window is considered to be an excessive width that would appear disproportionately large and out of scale with the existing dwelling.

The surrounding area has an open, spacious feel and is characterised by single storey, pitch roof, detached bungalows of uniform character and appearance, in an open-plan estate. None of the surrounding properties in the immediate vicinity of the application site have extended into the roof. The property has an open aspect at the front and the proposed flat roof dormer window would therefore be highly visible in the streetscene. Due to its excessive width and height, the dormer window is not considered visually subservient to the main dwelling and would appear unduly prominent. The dormer window is therefore considered to be out of keeping with the character of

surrounding residential development and is unacceptable in terms of design and visual amenity.

The proposed rooflights would be flush with the roofline and would have limited visual impact on the streetscene and surrounding area.

The neighbouring property at No 62 is set further back in its plot, such that the 3 windows panes of the dormer would directly overlook the neighbouring property's front garden. Given the open-plan nature of the surrounding residential area, the proposal is not considered to create a significant loss of privacy. Due to the position of the 2no. rooflights high up the roof slope, there would be no adverse overlooking or loss of privacy to the neighbouring property at no. 66.

It is recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed dormer window, by reason of its excessive width, size and scale, would appear disproportionately large and incongruous in the streetscene, to the detriment of the visual amenity and character of the surrounding area. The proposed development is therefore contrary to policies GEN7 and DEV19 of the Arun District Local Plan.