

**PLANNING APPLICATION REPORT****REF NO:** FP/15/08/**LOCATION:** 27 Sea Drive  
Summerley Estate  
Felpham**PROPOSAL:** New extensions & minor alterations to existing house**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

The proposal would several alterations and additions to the property, which would include the addition of a new front porch; 1 no. dormer to the easterly roof slope; a rear lean-to extension to the south east corner; a two storey rear extension; a rear garage and terrace extension.

**SITE AREA**

0.09 hectares approximately.

**RESIDENTIAL DEVELOPMENT  
DENSITY (NET)**

N/A

**TOPOGRAPHY**

Predominantly flat

**TREES**

None of any significance to be affected by the proposed development.

**BOUNDARY TREATMENT**

Low brick walling to site frontage, hedging to front sides. The rear of the site is bordered by fencing. Some sections of hedging.

**SITE CHARACTERISTICS**

Two storey detached property, which consists of red/brown brick walls at ground floor level with white painted render above. Brown tiled hipped roof. Single storey, single attached garage to west side, with red/brown brick walls and a pitched roof.

**CHARACTER OF LOCALITY**

Residential road, located on a private residential estate. The application site is positioned adjacent to Sea Drive, with residential properties and their gardens to the east and west sides. The rear of the site backs onto the beach.

Residential properties are predominately two storey detached dwellings, of varied style and design.

**RELEVANT SITE HISTORY**

| Reference | Description                | Decision              |
|-----------|----------------------------|-----------------------|
| BR/44/54  | Detached house with garage | Approve<br>25-03-1954 |

**REPRESENTATIONS**

**Representations received:**

Felpham Parish Council

Felpham Parish Council

No Objection.

**Comments on Representations received:**

Noted.

**CONSULTATIONS****Consultations responses received:**

None.

**Comments on Consultation responses:**

None.

**POLICY CONTEXT**

Designation applicable to site:

Within Built up Area Boundary.

**DEVELOPMENT PLAN POLICIES**

|                             |       |                                              |
|-----------------------------|-------|----------------------------------------------|
| West Sussex Structure Plan: | LOC1  | Locational Strategy                          |
|                             | CH1   | Character                                    |
|                             | DEV1  | High Quality Development                     |
| 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****PLANNING**

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****PLANNING**

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 residential 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 application site is located along a residential road, on a private estate. The property is positioned adjacent to Sea Drive, with residential properties and their gardens to the east and west sides and the beach located towards the rear. The closest property to the east side is a two storey detached property, with no first floor windows to the west side elevation. The closest dwelling to the west side is a one-and-a-half storey detached property, with 1 no. first floor window to east side.

The proposed two storey rear extension would be set in 3.5m from the shared easterly boundary and no windows are proposed at first floor level to the east side of this extension. The pitched roof of the garage extension would be positioned between the new terrace and the shared westerly boundary and further, a separation distance of 4.3m would be retained between the closest side of the terrace and the boundary. Taking the above into consideration, it is considered that the proposed alterations and extensions would be acceptable and would not detrimentally effect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

It is considered that the proposed extensions have been sensitively designed and would sympathetically relate to the main dwelling in scale, form, siting and design. It is therefore recommended that the application is approved, subject to the conditions set out below.

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

- 3 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level in the east elevation of the two storey rear extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 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

STRUCTURE PLAN: LOC1, CH1, DEV1.

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.