

Recommendation Report for Planning Permission

REF NO: FP/15/12/

LOCATION: 119 Limmer Lane
Felpham

PROPOSAL: Two storey and single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposed two storey element measures approximately 3.2m in width, depth of 1.8m and a maximum height of 5.9m.

The single storey element measures approximately 4m in width, depth of 2.8m and a maximum height of 3.8m.

SITE AREA

Approximately 336 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Rear has close boarded fencing + hedging approximately 2m in height, east side boundary has close boarded fencing + trellis approximately 1.8m in height, west side boundary has close boarded fencing approximately 1.8m in height.

SITE CHARACTERISTICS

Detached two storey property with front balcony, single storey conservatory extension to front. Detached pitched roof garage in rear garden. The property has rough rendered walls painted cream with red tile hanging, red tiled roof with white window frames.

CHARACTER OF LOCALITY

Residential area comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

BR/143/83	Bedroom extension on first floor conservatory ground floor	ApproveConditionally 16-03-1983
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REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection.

1 Letter of Support

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

PDR Restriction on BR/143/83 - no windows on east side wall of two storey extension.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	<u>GEN2</u>	Built-up Area Boundary
	<u>GEN7</u>	The Form of New Development
	<u>DEV19</u>	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 application seeks to construct a two storey and single storey extension on the rear of the dwelling to replace an existing single storey extension.

The proposed two storey will be set in line with the existing rear flank wall to create an extended kitchen on the ground floor and extend the bedroom above. The single storey element will be set in line with this extension and increase the size of the kitchen with a utility area. The two storey extension has been designed with a lower ridge height than the existing roof line so will not be visible from the front of the site and the single storey extension has a hipped roof that will be set lower than the existing first floor windows.

With regard to residential amenity the neighbouring property to the west No 117 is set forward of No 119 and is sited approximately 6m away and the neighbouring property to the east No 121 which is set back from No 119 is sited approximately 6.8m away. With adequate distance to both properties it is not considered that the proposal would detrimentally harm the occupiers by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The proposed extension is an acceptable size and height that is considered to be visually subservient to the host building. Due to its rear location it will not be readily visible in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended that the application be 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: Site 1:1250 Drg 10, Block 1:200 Drg 09, Ground Floor 1:50 Drg 05, First Floor 1:50 Drg 06, Rear Elevation 1:50 Drg 07, Side Elevation 1:50 Drg 08 received on 2nd February 2012.

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 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 policy GEN7 of the Arun District Local Plan.

4 **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.