PLANNING APPLICATION REPORT

REF NO: FP/162/08/

LOCATION: Mill Cottage
Sea Road
Felpham

PROPOSAL: Conservatory extension (Amendment to previously approved planning permission FP/69/08).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 242 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Domestic fence and wall to side and rear
SITE CHARACTERISTICS	Detached property with pebble dash render walls and plain tiled roof
CHARACTER OF LOCALITY	Residential with terraced properties

RELEVANT SITE HISTORY

FP/116/94	Conversion from five self contained bedsits to revert to original single dwelling	PP Not Needed 21-09-1994
FP/149/08/	Single storey rear extension (Amendment to previously approved application FP/69/08)	Inc Docs Ret'nd 07-08-2008
FP/222/87	Conversion of dwelling to form 4 No. studio flats and 1 No. one bedroom flat with car parking facilities	Withdrawn 05-10-1987
FP/265/87	Conversion of dwelling to form 5 studio/bedsitting flats with car parking.	Refused 14-12-1987
FP/309/88	Conversion from dwelling to 4 studio and 1 one bed flat, three flats to be occupied by persons of state pensionable age.	Approved Cond 28-07-1989
FP/56/05/	New single detached garage.	Approve Cond

Page 1 of 4
report

		25-05-2005
FP/69/08/	Rear single storey dining room extension	Approve Cond 16-05-2008

REPRESENTATIONS

Representations received:

Felpham Parish Council

None

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

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development

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, or its character.

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 and residential amenities of the locality or its character.

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 follows previously approved FP/69/08 which was for a single storey rear extension. The current application replaces this with a single storey conservatory.

The conservatory is sufficiently visually integrated with the existing property to not justify refusal. Although abutting the boundary to the adjoining property (The Layhouse) the conservatory is single storey to avoid adverse overbearing and overshadowing. Although predominately glazed, potential boundary screening (2m close boarded fencing) under permitted development would screen the proposal to such a sufficient extent as to not justify refusal.

It is therefore recommended that the planning 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 materials and finishes of the external plinth walls of the conservatory 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 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, DEV1

LOCAL PLAN: 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.