

Recommendation Report for Planning Permission**REF NO:** FP/16/12/**LOCATION:** 7 Wansford Way
Felpham**PROPOSAL:** Two storey extension to rear of property**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed two storey rear extension measures approximately 12.8m in width, depth of 3.4m and a maximum height of 5.6m.
SITE AREA	Approximately 600 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has wall + hedging approximately 2m in height, rear has hedging approximately 1.8m in height, side boundaries hedging approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Detached two storey property with balcony to front and integral garage. Wooden summer house in rear garden. The property has white painted brickwork, red tiled roof with blue painted window frames.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

BR/153/52	Detached house with garage	Approve 25-09-1952
BR/153/52/A	Revised site plan of detached house	Approve 30-03-1953
BR/151/71	Extension to be used as dining room and lounge	Approve 10-05-1971
BR/4/75	Alts & ext to form dressing room adjacent to master bedroom over existing lounge	Approve Cond 29-01-1975

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

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

Right of Way

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 existing property has a single storey flat roof extension on the rear with a separate flat roof store extension and replaced with a two storey extension.

The existing single storey flat roof extension has a width of 7.3m, depth of 3.3m with a height of 3.1m. The proposed two storey extension will be the whole width of the dwelling with a rear projection of 3.4m and a maximum height of 5.6m which is substantially lower than the existing ridge height. The extension is of an acceptable size and height that is visually subservient to the main dwelling.

With regard to residential amenity the proposed extension is sited approximately 20m away from properties to the south of the site in Crossbush Road. The neighbouring property to the north No 9 is sited approximately 3m away and this property has a single storey extension on the rear which is set forward of the proposed extension by approximately 2.5m. On the south side elevation of No 9 there are two first floor ancillary windows which serve two bedrooms. Due to the position of these windows and the absence of windows on the side elevations of the extension it is not considered that this proposal would be overbearing or create harmful overshadowing to the occupiers of No 9. However, if approved, a condition will be imposed restricting windows on the north and south side elevation of the extension.

Due to its rear location and the lower roof height the proposal would not be visible in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, 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/Block Drg No 57/01, Proposed Floor Plans Drg No 57/05, Proposed Elevations Drg No 57/06, Proposed Roof/Section Drg No 57/07 received on 3rd 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 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 No windows shall be constructed in the north and south side elevation of the extension

hereby permitted 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 GEN7, DEV19 of the Arun District Local Plan.

5 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.