

FP/172/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Approval of reserved matters following the grant of outline permission FP/271/05 incorporating an extension over existing garage to detached dwelling & garage. Amendments to application FP/44/07 Land adjacent to 51 Bereweeke Road Felpham
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	1 x two storey detached dwelling
SITE AREA	0.0297 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	33 dwellings per hectare
TOPOGRAPHY	Site is predominantly flat, set higher than neighbours to rear
TREES	None affected by the proposal are worthy of Tree Preservation Order
BOUNDARY TREATMENT	Front boundary kept by stone and flint wall approximately 2.5m in height. Side boundary kept by hedging and close boarded fencing approximately 1-1.5m in height. Rear boundary kept by close boarded fencing approximately 2m in height.
SITE CHARACTERISTICS	The site comprises a parcel of land forming part of the back garden of No. 51 Bereweeke Road. Existing single storey pitched roof garage located on land. No.51 Bereweeke Road is a two-storey detached property with smooth white render lower and upper brick walls with brown tiled roof.
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/151/72	Addition extension and replacement of existing garage	Approved Conditionally 14-04-1972
FP/271/05	Outline application for 1 No. 2 storey 4 bedroom detached house with integral garage	Approved Conditionally 15-03-2006
FP/135/06	1 no. 2 storey detached 3 bedroom house	Approved Conditionally 18-08-2006

FP/172/07**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
FP/44/07	Approval of reserved matters following the grant of outline permission FP/271/05 for one dwelling with integral garage	Approved Conditionally 17-04-2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection in principle. Additional advice relating to flood risk: recommend finished floor levels are set at least 300mm above existing ground levels and that consideration is given to incorporating flood proofing measures to prevent the ingress of floodwater.
Southern Water	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, DEV5, CH1, ERA4 Arun District Local Plan : GEN2, GEN7, GEN9, GEN10
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PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development PPS3 - Housing PPG13 - Transport PPS25 - Planning and Flood Risk

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.
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COMMENT ON CONSULTATION RESPONSES

Noted. Additional advice will be imposed by way of condition and informative.

FP/172/07

COMMENT ON REPRESENTATIONS RECEIVED

Noted

ASSESSMENT OF PROPOSAL**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 the proposal is considered not to have a materially adverse effect on either the visual and residential amenities of the locality.

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 principle of a two-storey dwelling with integral garage was established with approval of application FP/271/05. The resultant building is near-identical to that approved in FP/44/07; the siting is not dissimilar, no new first floor windows are proposed, and, whilst the building is of a slightly greater bulk than that previously approved, the impact of the revised design of the building is not considered demonstrably greater than that which would have been experienced, if the previously approved were erected. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

FP/172/07/

RECOMMENDATION

Application Ref: FP/172/07/

1 To Addressee

2 Site Address

Land Adjacent To
51 Berewecke Road
Felpham

3 Description of Development

Approval of reserved matters following outline application FP/271/05 incorporating an extension over existing garage to detached dwelling & garage.
Amendments to application FP/44/07.

4 Approval of reserved matters following outline approval.

In pursuance of their powers under this Act and related Orders and Regulations the Council APPROVE The Reserved Matters of the development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

FP/172/07/

- CONDITION 1** No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a soft/hard landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 2** No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building hereby permitted have been submitted to and approved by the Local Planning Authority and the materials and finishes so approved shall be used in the construction of the building hereby permitted.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 3** The first floor ensuite windows on the east and west elevations of the building hereby permitted shall at all times be glazed with obscured glass.

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.

- CONDITION 4** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in and above first floor in the side elevations of the building hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- CONDITION 5** The finished floor levels of the building hereby permitted will be set no lower than 300mm above existing ground levels.

Reason: In the interests of flood risk reduction in accordance with Policies DEV1, ERA4 of the West Sussex Structure Plan and policies GEN7, GEN10 of the Arun District Local Plan.

- CONDITION 6** This permission relates to the plans as submitted and amended by substitute plans dated 19-07-2007.

Reason: For the avoidance of doubt.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

RECOMMENDATION

FP/172/07/

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, DEV5, CH1, ERA4

LOCAL PLAN: GEN2, GEN7, GEN9, GEN10

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

INFORMATIVE: The Environment Agency advises that the development hereby permitted shall be flood proofed, where appropriate. Details of any flood resilience and resistance techniques should be in accordance with "Preparing for floods"(ODPM 2003).

Case Officer: Mr M Porter

