

FP/180/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Rear single storey extension. Re-submission of FP/119/06 27 North Way Felpham
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey gable roof rear extension to measure 9at maximum) approximately; 4m in height, 6.1m in length, and 9.4m in width
SITE AREA	587 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None
BOUNDARY TREATMENT	Rear and side boundaries kept by close boarded fencing and hedging approximately 1.8 – 2m in height
SITE CHARACTERISTICS	Detached chalet style property with cream pebble dash finish and brown tiled roof
CHARACTER OF LOCALITY	Residential with detached bungalows/chalet style/ two-storey properties of similar style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FP/119/06	Rear two storey extension	Approved Conditionally 13-07-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	~~Awaited~~ No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None 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 it would have no materially adverse effect on the residential amenities of neighbouring 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

This application is a resubmission of previously approved planning application FP/119/06; the only material difference between proposals being that the proposed rear extension has been reduced in height by approximately 2m. The revised design is considered of benefit to the residential amenities of neighbouring properties; as such an alteration reduces any perceived overshadowing and overbearing effect resulting from the proposal onto those neighbouring properties.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by

FP/180/06**CONCLUSIONS**

way of overshadowing, overbearing, loss of privacy, and unacceptable overlooking.

Further, it is considered that the proposal would not be obtrusive in the street scene, and would not conflict with the established character of the residential area.

It is therefore recommended that the planning application should be approved subject to the reasons set out overleaf.



FELPHAM

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Rear single storey extension.
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27 North Way
Felpham

RECOMMENDATION

Approve Conditions

- 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 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 the east and west wall of the extension 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.

