

PLANNING APPLICATION REPORT**REF NO:** FP/194/08/**LOCATION:** 33 Sea Drive
Felpham**PROPOSAL:** Two storey rear extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	An extension to be sited to the rear of the property. It will measure approximately 9.5 metres in its projection, approximately 6.6 metres in width and approximately 7.6 metres in height. It will be constructed from rendered elevations and a tiled roof.
SITE AREA	Approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	To front there is low level hedging at approximately 0.3 metres in height. To rear there is close boarded fencing at approximately 1.8 metres in height and supplemented with hedging which commonly exceeds 2 metres in height.
SITE CHARACTERISTICS	A two storey detached property with rough rendered elevations painted white. The roof is pitched with brown pantiles. There is a double garage to side and two solar panels on the roof. There is two storey extension and balcony to rear with a swimming pool in the rear garden.
CHARACTER OF LOCALITY	Situated within a residential area and a Private Estate, there are two storey detached properties of singular design styles in sizeable plots.

RELEVANT SITE HISTORY

FP/11/95	Proposed new garage, conservatory and chimney	Approve Cond 08-03-1995
FP/264/04/	2 storey side extension & roof modifications.	Approve Cond 03-12-2004

BR/215/60	House & garage	Approve 10-01-1961
BR/669/71	Internal alterations and new garage	Approve Cond 08-12-1971

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

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:	GEN7	The Form of New Development
	DEV19	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

This application is for a two storey rear extension and as such it will not be visible from the road of Sea Drive to the south.

The two storey extension will preserve a separation distance to the western boundary approximately 7.4 metres. Given the generous plot and retention of this distance, it is held that the two storey rear extension is unlikely to be construed as overbearing. The rear boundary treatment consists of close boarded fencing at approximately 1.8 metres in height which further assists in reducing any adverse impact from the proposal. To the further benefit of the proposal there are no windows in the side west elevation which would face on to Number 35 to the west.

The proposed two storey extension is considered to complement an existing two storey rear extension which is situated further to the east. There is a broadly similar pitch exhibited in both extensions and the apexes are situated below the highest part of the roof. Consequently, the two storey rear extension is considered to be of an acceptable design and with materials to match existing, it is asserted that the proposal will be visually assimilated with the property.

Consequently, it is considered that the proposal is unlikely to give rise to any adverse effects including overlooking, overshadowing, overbearing effect or loss of privacy. If such effects are caused, then they are unlikely to be at a demonstrable level of harm.

It is therefore recommended that the approval be approved, subject to the conditions set out overleaf.

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 walls and roof of the extension hereby permitted shall match in colour and texture to 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.