

PLANNING APPLICATION REPORT

REF NO: FP/195/10/

LOCATION: Lingworth
Sea Road
Felpham Bognor Regis

PROPOSAL: Proposed conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed PVCu conservatory sited on the rear of the existing extension measures approximately 3m in width, depth of 3m and a maximum height of 2.6m.
SITE AREA	Approximately 156 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear and side boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Terraced two storey property, extension with balcony area above on rear. Wooden shed in rear garden. The property has cream painted rendered walls, white window frames with a slate roof.
CHARACTER OF LOCALITY	Residential comprising two storey detached, semi-detached and terraced properties. Apartment block to west of site, promenade and foreshore to south of site.

RELEVANT SITE HISTORY

None

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:

Within Built Up Area Boundary

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 two storey terraced property is sited at the far end of Sea Road and has previously been extended with a single storey flat roof extension with balcony above. This extension was constructed in the 80's under "Permitted Development".

The application seeks to construct a PVCu double glazed conservatory on the rear of this extension that will be set in from the extension by 0.4m on each side with a width of 3m, depth of 3m and a maximum height of 2.6m.

The neighbouring property to the south 'Seahaven' has not been extended and the neighbouring property to the north 'Tilford' has an extension on the rear that projects out by approximately 4.4m and this is set in line with the existing extension of Lingworth. The proposed conservatory will be

sited approximately 2.8m away. The Council as a consideration in determining planning applications have adopted a 45 degree rule and in this instance the existing extension would not have complied with this rule. It is considered that the transparency of the conservatory is such that it would not have an overbearing impact on the adjoining properties. Furthermore, the presence of a 1.8m fence between the neighbouring properties 'Seahven' and 'Tilford' is considered adequate to prevent any harmful overlooking.

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 This permission relates to the following approved plans: Site/Block, Floor and Elevations Drg No 001.

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 **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

LOCAL PLAN: GEN2, 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.