PLANNING APPLICATION REPORT

REF NO: **FP/198/09/**

LOCATION: 11 The Grove
Felpham

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 1140 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to front. Mature trees and hedging with close boarded fencing to rear.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with brick faced, rendered and tile hung elevations.
CHARACTER OF LOCALITY	The site is located in a residential road of properties of various style.

RELEVANT SITE HISTORY

FP/17/97	Alterations to form 2 no. dormer windows	Approve Cond 11-03-1997
FP/105/97	Replacement of existing timber garage with similar block and render structure	Approve Cond 29-08-1997
FP/129/00/	First floor extension to include new bedroom and en suite bathroom	Approve Cond 22-09-2000

REPRESENTATIONS

Representations received:

Felpham Parish Council

Awaited

One letter of Objection, raising concern over the loss of light and privacy to a neighbouring property.

Comments on Representations received:
Noted. The height and depth of the extension is such that it is not considered to result in loss of light. The windows on the extension would face onto the flank of the garage of the neighbouring property and as such are not deemed to result in loss of privacy.

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	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 seeks to construct a single storey side extension to the rearward part of 11 The Grove.

The proposed extension would measure approximately 8m in depth and 1.8m in width, and would have a false pitched roof measuring approximately 3.3m in height.

The extension would have rendered elevations and a plain tiled roof, to match that of the existing dwelling. It is therefore considered that by reason of its scale, design and materials, the proposed extension would be in keeping with the existing dwelling and would not have a significant impact on the visual amenities of the locality.

The single storey nature of the proposed extension, and the recessed position of the property to the east, no 5 Monterey Pines, is such that it is not considered to have a significant impact on the residential amenities of the occupiers of the neighbouring dwellings by means of giving rise to overlooking or by being overbearing.

It is therefore recommended that the application be approved, 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 materials and finishes of the external walls and roof 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.

3 This permission relates to the following approved plans; location and block plans, proposed floor plans, elevations and roof plans, received 17th December 2009.

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.

4 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.