FP/19/08

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Re-design of rear sun room extension following previously approved application FP/53/07. 62 Downview Road, Felpham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed sun room extension measures approximately 6.9m in width, 4.1m in depth and 3.6m (maximum) in height.
SITE AREA	Approximately 870 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Front boundary has wall approximately 1m in height, north boundary has close boarded fencing approximately 1.2m in height, south side boundary has wall approximately 1.5m in height. Rear east boundary has hedging approximately 1.5m in height, south side boundary has close boarded fencing + hedging 1.8m-2m in height, north side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with eyebrow window on front elevation, conservatory on rear which is to be demolished, garage extension and car port on north side, summer house in rear garden. The walls have pebbledash render with brown decorative brickwork, white PVCu windows and a brown tiled roof.
CHARACTER OF LOCALITY	Residential area comprising detached and semi-detached properties of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/201/53	Detached bungalow.	Approved 24-09-1953.
FP/53/07	Rear and single storey extensions, First floor roof extension and new eyebrow window dormer.	Approved/Conditionally 05-04-2007.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FP/162/07	Amendments to previously approved Planning application FP/53/07 to add Single storey car port to front and Rear covered area.	Approved/Conditionally 15-08-2007.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order 5/63 A3

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, 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.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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 previous application for a conservatory on the rear of the dwelling to replace an existing structure was approved under planning reference FP/53/07 by the Development Control Committee on the 5th April, 2007. This application seeks to amend the design of the conservatory to create a sun room extension with a pitched tiled roof.

The proposed sun room extension is approximately 6.9m in width which is approximately 0.5m less than the original, 4.1m in depth which is 0.5m larger and approximately 3.6m in height which is approximately 0.1m higher than the original scheme.

The proposed extension will be set behind the existing garage extension so will not be readily visible from the neighbouring boundary of No 64. The neighbouring property No 62 has a single storey garage extension that is sited to the boundary with No 62 and although the sun room extension will project out approximately 2m further than this structure with adequate boundary screening and a distance of approximately 4.5m to the neighbouring property No 62 it is not considered that this extension would detrimentally harm the occupiers of this property by way of overlooking or loss of privacy.

Having taken all of the above factors into consideration, it is not considered that the proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, overbearing effect, loss of privacy or overlooking.

Furthermore, the sun room extension is visually subservient to the main building and due to its rear location it is not considered that the proposal would have an adverse impact on the residential or visual amenity of the area.

It is therefore recommended that the application be approved, subject to the following condition.

RECOMMENDATION FP/19/08/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FP/19/08/

1 **To Addressee**

2 **Site Address**

62 Downview Road
Felpham

3 **Description of Development**

Re-design of rear sun room extension following previously approved application FP/53/07.

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

RECOMMENDATION

CONDITION 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).

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: 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.

Case Officer: Mrs J Chapman