PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Convert existing garage building to form a studio. (Resubmission of FP/110/05). 3 Admiralty Road, Felpham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed garage conversion to form studio measuring approximately; 5.55m in width, 5.4m in depth with a pitched roof at a maximum height of 4.5m.
SITE AREA	245 metres squared approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	The west and north boundaries are kept by 2m close boarded fencing and the east by 1.4m brick walling (all measurements approximated).
SITE CHARACTERISTICS	Two storey detached property, with smooth white rendered walls with brown brick gable ends, pitched roof with brown pan tiles; has been converted to flats. The garage that is the subject of this application is a double detached garage to the rear of the property.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of mixed style properties of notable character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/54/51/K	2 flats.	Approved conditionally 29-06-1966
FP/110/05	Convert existing garage building to form studio.	Refused 20-07-2005

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7

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

Noted

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 either the visual amenities of the locality or residential amenities of 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 legislative background.

CONCLUSIONS

The garage is currently a double detached garage with a flat roof. The proposal, although uses the existing facing brickwork maintaining the current width and depth, it further incorporates a new pitched roof. This application is a resubmission following the refusal of FP/110/05, due to the height of the proposed pitched roof resulting in a maximum height approximately 5.4m, which is considered to be unneighbourly and overbearing.

The current proposal includes a reduced pitch at 35 degrees, which reduces the overall height of the

CONCLUSIONS

building to approximately 4.5m and is considered to be acceptable. Two roof lights are proposed in the east elevation and due to the sloping pitch of the roof it is not considered that they would cause demonstrable harm to the residential amenities of neighbouring properties to the east through overlooking.

It is therefore not considered that the garage will have an overbearing or overshadowing affect on neighbouring properties, nor will it be readily visible or obtrusive in the street scene.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.