PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey conservatory to rear 3 Ashmere Lane, Felpham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Construction of a single storey conservatory extension to rear or west elevation. The proposal would form an extension to an existing utility room built in 2000. The proposal would also involve the repositioning of an existing shed to the western boundary of the curtilage and exhibit an eastern aspect. Moreover, the extension would measure approximately 8 metres in length and 4.5 metres in width.
SITE AREA	Approximately 651 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Property at a level above the road but predominantly flat to rear of property.
TREES	None affected by this application.
BOUNDARY TREATMENT	The boundaries to the front (eastern aspect) consist of: - a 0.375 m red/brown brick wall (east elevation) - no demarcation of boundary, other than path variation (south elevation) - approximately 1.5 m high fence rising to 1.8 m close boarded fencing with shrub and tree screening to a height of approximately 3 metres (west elevation) To the rear (west aspect), the boundaries consist of: - close boarded fencing and trellis at approximately 2 metres (west elevation) - dense coniferous *Leylandii* ensuring year-round privacy at a height of approximately 2.5 m (north elevation) - dwarf close boarded fencing with trellis approximately 1.5 m (south elevation)
SITE CHARACTERISTICS	A detached bungalow with red brick and hipped roof with brown roof tiles. A previous extension built in 2000 is prominent to the rear of the building. The proposal would adjoin this extension to a protrusion of 4.5 metres beyond that of the existing property. There is a white plastic facia to the front of the building, a white garage and white fence. Therefore, the white Upvc conservatory to the rear would be in character with this frontage.
CHARACTER OF LOCALITY	Residential area, consisting of bungalows both with and without garages and two storey detached properties at end of road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
~~FP/38/00/BR/~~ BR/877/73/B/	~~Rebuilt breakfast and utility room~~ Proposed conservatory	~~Passed condition – 17/03/2000~~ Permitted – 16/11/1973

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	n/a

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Felpham Parish Council	No objection
Local Groups	None
Other	None

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : 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

Noted

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 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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

Although the property is above the level of the road, the proposed extension is unable to be viewed from the street scene, since the rear is predominantly flat. Furthermore, the proposed extension will be obscured by close boarded fencing, trellis and intermittent trees to a height of approximately 2.3 metres at the south elevation. Moreover, the proposed extension could not be viewed from the north elevation due to *Leylandii* which is dense and at a height of approximately 2.5 metres.

Moreover, the proposed conservatory would not have any detrimental effect on the residential amenities of neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking.

It is therefore recommended that planning permission should be granted, subject to the conditions set out overleaf.