Recommendation Report for Planning Permission

REF NO: **FP/206/11/**

LOCATION: 20 Thirlmere Way
Felpham

PROPOSAL: Single storey flat roof extension and single storey flat roof annexe

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for a single storey flat roof extension (5.1 x 3.6 x 2.7 metres) and a single storey flat roof annexe building (9 x 5.5 x 2.7 metres).
SITE AREA	Approximately 567 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front. Side and rear garden boundaries comprise fencing 1.8-2 metres high and high hedging, approximately 3 metres high.
SITE CHARACTERISTICS	Detached, two storey modern dwelling constructed from brick with brown pebbledash on the external elevations. Property occupies a corner plot with a large side/rear garden.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising modern detached two storey dwellings and semi-detached bungalows of identical design.

RELEVANT SITE HISTORY

FP/147/05/	Outline apllication for 1 no. detached two storey dwelling house and garage	Refused 16-09-2005

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

Comments on Representations received:
Noted

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
Comments noted

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary
Permitted development restriction
Open plan condition

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	DEV19	Extensions to existing residential buildings
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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 not considered to comply with relevant Development Plan policies in that the annexe building would be a poor quality design and appearance, out of scale with the main dwelling, and harmful to visual amenity.

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 application seeks consent for a single storey flat roof side extension to provide a bedroom ad en-suite bathroom and single storey, detached annexe, located adjacent to the rear (north) boundary.

The proposals will have limited impact on neighbouring residential amenity and the visual amenity of the streetscene. The site is well screened on the side and rear garden boundaries by high hedging and fencing, such that the proposed extensions will not result in overlooking or loss of privacy to the neighbouring properties at No. 18 Thirlmere Way to the south, or those at the rear (Nos 20-22 Ullswater Grove). The property occupies a corner plot and the extensions will not be visible from the streetscene.

Notwithstanding the limited visual impact on the streetscene, it is considered that the annexe building occupies a large footprint of approximately 45.3 sq metres, which competes with the footprint of surrounding properties and the dwelling. Furthermore, the functional, flat roof design of the annexe building is of a poor quality of design that fails to integrate with the pitch roof design of the host dwelling. With regard to the flat roof side extension, this would project approximately 5.1 metres into the side garden. The flat roof side extension is considered to be an excessive width that does not integrate visually with the main dwelling.

In summary, the proposal displays a poor quality of design that does not integrate visually in terms of form and scale with the existing property. Further, the annexe building is considered to be disproportionately large and out of scale, such that it competes with the main dwelling and surrounding properties. The proposal therefore fails to have an acceptable impact on the prevailing character and appearance of the locality.

It is therefore recommended that the application is refused on the following grounds.

RECOMMENDATION

REFUSE

1 The proposal would, by virtue of its disproportionate size and scale, and poor quality of design, be harmful to the character and setting of the host dwelling and the established spatial pattern and character of the surrounding area, in conflict with policies GEN7 and DEV19 of the Arun District Local Plan.