PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey extension to side of existing dwellinghouse to provide kitchen/dining area with one bedroom and bathroom over (Resubmission following FP/222/04). 8 Hinde Road, Felpham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a resubmission of an earlier refusal for a large two storey extension. The floor area has now been reduced it was previously 5.8 x 8.7 m with an additional extension to the front and it is now 5.8 m x 6.8m.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance
BOUNDARY TREATMENT	Frontage open Side to No. 10 fencing to approx. 1.8m
SITE CHARACTERISTICS	Semi-detached two storey property similar design to others in locality pan tile roof. Brick and clad ground floor elevation. Flat roof garage to side. No. 10 no windows in side elevation at 1st floor.
CHARACTER OF LOCALITY	Predominantly residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FP/222/04	Two storey extension to side of existing dwellinghouse to provide kitchen/dining area, cloakroom on ground floor with 2no. bedrooms and bathroom over.	Refused 18th October 2004 Appeal Dismissed 18th May 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Open Plan Condition

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the relevant Development Control 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 there would be no materially adverse effect on visual or residential amenity or the character of the 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 proposal is a resubmission of an earlier application for a two storey extension. The development is now set back from the site frontage and the extension to the front of the dwelling is deleted. The proposal has a lower ridge height so that it now appears subservient in the street scene. Whilst the rear portion of the extension is of no architectural merit it would not be readily visible. However, when viewed from the site frontage the design of the extension would reflect the appearance of the existing dwelling and help to integrate it visually with the existing dwelling. A reasonable space would be retained between the extension and the side boundary which retains the spaciousness of the existing estate development.

The extension would be set in from the side boundaries would not have any materially adverse effect on residential amenity by reason of overshadowing or overbearing effects. The window in the side elevation would be high level to preclude any direct overlooking to adjoining gardens.

The application is therefore, recommended for approval subject to the conditions set out overleaf.

FELPHAM FP/208/05/

Two storey extension to side of existing dwelling house to provide kitchen/dining area with 1 bedroom and bathroom over (Resubmission following FP/222/04)

8 Hinde Road
Felpham

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 No windows (other than that shown on the plans hereby approved) shall be constructed at first floor level in the east elevation of the extension hereby permitted which adjoins the side boundary with 10 Hinde Road without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.