

PLANNING APPLICATION REPORT**REF NO:** FP/212/08/**LOCATION:** 6 New Barn Lane
Felpham**PROPOSAL:** Rear extension and dormers - amendment to FP/50/08**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The rear extension measures approximately 6.8m in length, 4.7m in depth and 4m (maximum) in height. The side dormers each measure approximately 13.2m in length, 3m in depth and 2.2m in height.
SITE AREA	Approximately 602 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open to the highway, rear has close boarded fencing approximately 2m in height, side boundaries close boarded fencing approximately 1.5m-1.8m in height.
SITE CHARACTERISTICS	Chalet style dwelling with conservatory on rear. The property has white painted brickwork, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Predominantly residential comprising detached mainly single storey of various styles and designs.

RELEVANT SITE HISTORY

FP/50/08/	Rear extension and dormers	Approve Cond 20-05-2008
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REPRESENTATIONS

Representations received:
Felpham Parish Council
Awaited.

Comments on Representations received:

None

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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 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 the 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/or legislative background.

CONCLUSIONS

The application is a revision to previously approved application FP/50/08 for a rear extension and side dormers.

The rear extension is the same dimensions as previously approved but the side dormers have been increased in size. The dormer on the south elevation has been increased from 8.5m to 13.2m and the dormer on the north elevation from 8.5m to 13.2m with the installation of an additional window that will serve the bedroom.

There are other dormers in the immediate vicinity and although the dormers are large they would not project above the roof line and are not considered to be obtrusive in the street scene.

The existing gap of 4m would be retained between properties No 4 and 8. The neighbouring property to the north No 8 has a window at ground floor level which fronts the proposal and the neighbouring property to the south No 4 has a door at ground floor level and a first floor window which is obscured glazed. In view of the fact that the windows are of a secondary nature it is not considered that the proposed dormers would create an overbearing effect, overlooking or loss of privacy.

Taking this into account it is not considered that the increase in size to the side dormers would have an adverse impact on neighbouring properties or the established character of the surrounding residential area.

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

RECOMMENDATION**APPROVE CONDITIONALLY**

- 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).

- 2 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, CH1, 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.