

PLANNING APPLICATION REPORT**REF NO:** **FP/212/11/****LOCATION:** Oak Tree Cottage
 36 Flansham Lane
 Felpham**PROPOSAL:** Tiled roof over existing extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks consent for a tiled, pitch roof over an existing single storey flat roof side extension.
SITE AREA	Approximately 482 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low brick and flint wall to front boundary, 2 metre high brick wall and fencing to southern boundary.
SITE CHARACTERISTICS	Detached, two storey brick and flint dwelling with a pitch roof, lean-to and flat roof extensions to side and glazed conservatory at rear.
CHARACTER OF LOCALITY	Mixed residential and commercial properties located on a main road. Adjoining property to the south is a veterinary surgeon.

RELEVANT SITE HISTORY

FP/119/11/	Rear Dormer extension	Approve Cond 02-08-2011
BR/586/83	Proposed access and turn on site	Approve Cond 17-08-1983

REPRESENTATIONS**Representations received:**

Felpham Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

DEVELOPMENT PLAN POLICIES

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 property has extended to the side to provide a single storey, flat roof extension on the south elevation. The extension is faced in cream render with a felt tiled roof and measures 4.5 metres in depth, 1.4 metres wide, increasing to 2.1 metres towards the rear.

The application seeks to add a pitch roof to the flat roof extension, with a maximum ridge height of 4.9 metres. The roof would be clad in plain tiles. The addition of a pitch roof will enhance the character and appearance of the dwelling, as the existing flat roof extension is not visually integrated to the property. The pitch roof is sympathetic to the pitch roof line of the main dwelling.

The proposal will have no impact on the amenities of Lyme Cottage to the north, being positioned

on the south flank elevation of the property. Ample separation distance is retained to the adjoining property to the south, such that there will be no impact on amenity. The proposal will not compromise visual amenity or the established spatial pattern and character of the street.

It is therefore recommended that planning permission is granted, subject to the following conditions.

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 The development hereby approved shall be carried out in accordance with the following approved plans: Site Plan, Location Plan, Proposed Elevations and Sections, Existing Elevations and Floor Plans, Roof Plans, received on 21 November 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.