

FP/217/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Proposed rear single storey extension, single garage and conservatory. 14 Newbarn Lane, Felpham, Bognor Regis.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed rear single storey extension, single garage and conservatory measuring approximately 11m in length, 3.2m in height and 5.3m in width. The sitting room will measure approximately 3.7m in width, 3.3m in length and 3.2m in height. The conservatory will measure approximately 3m in width, 4.6m in length and 3.2m in height. The garage will measure approximately 5.3m in width, 3.1 in length and 2.4m in height.
SITE AREA	576 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat.
TREES	None of significance affected by the development.
BOUNDARY TREATMENT	1.8m close boarded fencing to all rear boundaries. The rear boundary is obscured by a series of wooden built workshops/sheds.
SITE CHARACTERISTICS	Detached chalet style bungalow, with white rendered elevations and a red tiled gable roof. To the west of the property there is a wooden slatted roof car port and wooden storage area at the rear.
CHARACTER OF LOCALITY	The area is predominately residential and the character of the existing development is predominately a mixture of detached bungalows, some of which are chalet.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council.	~~Awaiting~~ No Objection.
LOCAL GROUPS.	None.
OTHER.	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary.

DEVELOPMENT PLAN POLICIES

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

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 it would have no 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/or legislative background.

CONCLUSIONS

The site is situated on a housing estate the character of which is predominately detached bungalows, some of which are chalet style. The proposal seeks planning permission for a rear single storey extension, single garage and conservatory.

The proposal will result in quite a substantial increase in the property's footprint however owing to the extension remaining single storey it is considered to maintain visual subservience to the main dwelling. Adequate distances are considered to be maintained between the proposal and neighbouring dwellings in relation to the height of the proposal to preclude any adverse

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overshadowing or overbearing effect.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: FP/217/07/

1**To Addressee****2****Site Address**

14 Newbarn Lane
Felpham
Bognor Regis
West Sussex
PO22 8LP

3**Description of Development**

Proposed rear single storey extension, single garage and conservatory.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

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RECOMMENDATION

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CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roofs of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and DEV19 of the Arun District Local Plan.

CONDITION 3 This permission relates to the amended plan submitted on 27th September 2007 and not to the plan originally submitted.

Reason: For the avoidance of doubt.

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: DEV1

LOCAL PLAN: 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.

Case Officer: Ms E Bailey