

PLANNING APPLICATION REPORT**REF NO:** FP/228/08/**LOCATION:** 5 Culver Road
Felpham**PROPOSAL:** Proposed new side & rear extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposed new two storey rear extension and single storey side extension.
SITE AREA	Approximately 502 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	There is a large tree in the far north western corner of the rear garden, however this will not be affected by the proposed development.
BOUNDARY TREATMENT	There is a close boarded fence approximately 2 metres high around the perimeter of the rear garden. The flank of the existing garage forms part of the eastern boundary. There is a brick wall approximately 2 metres in height running towards the front of the property.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with white rough render and plain tiled roof. There is a balcony to the front of the property.
CHARACTER OF LOCALITY	The site is located in a residential road of relatively large detached two storey properties of various style.

RELEVANT SITE HISTORY

None

REPRESENTATIONS**Representations received:**

Felpham Parish Council

Awaited Response

Comments on Representations received:

None

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	CH1	Character
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

This application is for the construction of a single storey side extension and two storey rear extension. The eaves of the proposed side extension would be approximately 2 metres in height, whilst those of the rear extension would measure approximately 4.5 metres.

The materials and finishes of the proposed extension are to match the existing and as such the proposed development is not considered to be detrimental to the appearance or character of the dwelling or the surrounding area.

The single storey element of the extension is to extend from the rear elevation of the property by approximately 10.5 metres. However there are no windows on its eastern elevation and is of such a height that it will not have a significant impact on the amenity of the adjacent property, No. 7 Culver Road.

The rear two storey extension extends approximately 4.3 metres from the main rear elevation of the property. The only additional windows are on the ground floor of the western elevation. Therefore the proposed development is not considered to have a significant impact on the amenity of No. 3, in respect of overlooking or loss of light due to the distance between the extension and neighbouring dwelling no 3. There would be such a distance, approximately 6.6 metres, between the proposed extension and the eastern elevation of No.3, that the proposed development would not have an over-bearing affect on the for-mentioned property.

It is therefore recommended that the application be approved, 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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 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, DEV1, CH1

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.