

FP/22/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Conversion of existing roof space to form an additional self contained flat (re-submission of FP/256/06) 12 Limmer Lane, Felpham
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal would provide a one bedroom flat within the roof area of the existing building which is currently divided into five flats.
SITE AREA	945 sq.metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	63 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	Mainly on site boundaries
BOUNDARY TREATMENT	3m. brick and flint wall surrounding site to road frontage. Within site flint walls to approx. 2m. dividing garden to No. 12 and 14.
SITE CHARACTERISTICS	12 and 14 two storey properties semi-detached. Flint elevations. Plan tile roof. Flint walls approx. 2m. high. No. 12 is divided into flats. Garden area to rear and parking behind. Existing access to side. One velux in roof at present.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FP/278/88	Outline application for the erection of one dwelling.	Refused 28 th November 1988 Dismissed 30 th May 1989
FP/125/04	Proposed new dwelling and refurbishment of existing outbuildings.	Refused 17 th July 2004
FP/172/05	Erection of single detached dwelling.	Refused 7 th October 2005 Dismissed 1 st March 2006
FP/256/05	Conversion of existing roof space to form an additional self contained flat.	Withdrawn 12 th January 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	~~Awaited~~ No objection
Local Groups	None
Other	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection
Conservation Officer	This is a significant reduction in the number of rooflights on the prominent west slopes of the roof. There will be no adverse effect on the character or the appearance of the Conservation Area.

Conservation Area Advisory Committee No comment

POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
Class C Road
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH4
Arun District Local Plan : GEN7, AREA2

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG15 - Planning and the Historic Environment

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 and the effect on the Conservation Area.

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 other residential or visual amenity or the character and appearance of the Conservation Area.

The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that 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 number of rooflights has now been reduced on the western roof slope to an acceptable level. They would not be obtrusive in the street scene and would be located to the rear of the roof slope where they would not be readily visible. There would be no adverse effect on the character or appearance of the Conservation Area.

The use of the space to accommodate an additional flat is acceptable. Other flats already exist at the premises and there is adequate amenity space and car parking.

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

**FELPHAM**

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form an additional self-contained flat
(Resubmission of FP/256/06)

12 Limmer Lane
Felpham

RECOMMENDATION

Approve Conditions

- 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 flat shall not be occupied until cycle storage has been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the storage of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of cycles in accordance with policies DEV1 and DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.