

PLANNING APPLICATION REPORT**REF NO:** FP/233/11/**LOCATION:** 28 Alfriston Close
Felpham**PROPOSAL:** Front ground floor and porch extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed front ground floor extension measures approximately 3.3m in width, depth of 2.6m and a height of 3.5m. The proposed porch measures approximately 1.8m in width, depth of 1.5m and a maximum height of 2.8m.
SITE AREA	Approximately 150 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf brick wall + picket fencing approximately 1m in height.
SITE CHARACTERISTICS	End of terrace two storey property with front flat roof porch. The property has red brickwork, red tile hanging on upper level with a concrete tiled roof.
CHARACTER OF LOCALITY	Residential comprising semi-detached bungalows and two storey terraced of similar style and design.

RELEVANT SITE HISTORY

FP/61/11/	Rear first floor extension & single storey extension to rear.	Approve Cond 14-07-2011
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REPRESENTATIONS**Representations received:**

Felpham Parish Council

Object

The proposed relocation of the porch protrudes beyond the building line as an unsympathetic addition to the detriment of the host building, character and appearance of the street scene.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
PDR Open plan Condition
No Public Sewer

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
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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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality, established character and appearance of the surrounding residential 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 end of terrace property is sited at the far end of a residential cul-de-sac and permission has recently been granted for a first floor and single storey rear extension which was approved under FP/61/11 on the 13th July 2011.

The submitted application seeks to construct a single storey extension to the front with the addition of a porch. The existing property has a front porch with wc which is part of the original

dwelling and the row of terrace properties all have the same addition.

The existing entrance porch is sited approximately 5m from the front boundary and the proposed pitched roof extension will infill the space between the existing entrance porch and the side flank wall of the neighbouring property No 26. The new hipped roof entrance porch will be positioned in the middle of the property having a width of approximately 1.8m with a front projection of 1.5m and this will be sited approximately 3.5m away from the front boundary.

The front extension will be set behind the neighbouring entrance porch of the adjoining property No 26. The porch which has a front projection of 1.5m will be sited approximately 4.5m away from the front lounge window of the neighbouring property No 26. With this distance it is not considered that this would detrimentally affect the residential amenities of the neighbouring property by way of overbearing affect or harmful overshadowing.

However, in view of its front projection and limited amenity space to the front it would fail to integrate with the existing dwelling and would be a dominant and unsympathetic addition, which would be out of character with the front elevations of the neighbouring properties.

It is noted that the neighbouring properties do not appear to have been extended with front additions and this would appear out of character and appearance within the street scene and surrounding residential area.

For the above reasons it is recommended to refuse the application for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed extension by reason of its size, scale and front projection would fail to integrate with and appear subservient to the host building. It would appear as an unsympathetic addition to the detriment of the host building and would appear out of character with the front elevations of neighbouring properties, character and appearance of the street scene in conflict with Policy GEN7 of the Arun District Local Plan.