

PLANNING APPLICATION REPORT

REF NO: **FP/235/11/**

LOCATION: 22 Summerhill Drive
 Felpham

PROPOSAL: Ground floor dining room extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a single storey flat roof rear extension 5m x 3.8m.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to the sides.
SITE CHARACTERISTICS	Detached chalet, rough rendered and painted white tiled roof. Double fronted bow windows. Flat roof garage to side.
CHARACTER OF LOCALITY	Predominantly residential. Adjacent is a chalet with a garage abutting the proposed extension.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area Boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPH6	Making Better Use of the Existing Stock
Arun District Local Plan:	GEN7 DEV19	The Form of New Development 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

Principle

The site lies within the built up area boundary where development is acceptable in principle subject to development control criteria such as visual and residential amenity.

Policy DEV19 Extensions to Existing Residential Buildings

This policy states that permission will be granted for extensions to existing dwellings provided that they are sympathetic to and relate visually to the existing dwelling and that the extension is visually subservient to the main dwelling. It is considered that the proposal is to the rear and is not seen within the street scene and that it is a small extension and therefore subservient to the dwelling. The proposal is therefore considered to be in accordance with this policy.

Visual Amenity

The proposed flat roof rear extension will not be seen from the street scene. It is considered therefore that the proposal would not result in any loss of visual amenity.

Residential Amenity

The proposal is single storey and 1m off the boundary, it is therefore considered that the proposal will not overshadow or overlook the neighbouring property. It will provide a dining room. Therefore it is not considered that the proposal would result in any loss of residential amenity.

Summary

The proposal will not result in any loss of visual or residential amenity. Therefore it is recommended that the application is 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 development hereby approved shall be carried out in accordance with the following approved plans drawings 1/1, 2/4, 3/4, 4/4.

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

- 3 The materials and finishes of the external walls of the extension 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.

- 4 **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, 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.