

FP/23/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	Erect UPVC conservatory on cavity dwarf walls on prepared foundations and oversite. Remove window and brick wall beneath to open up walkway to new conservatory adapt surface water drainage to suit 8 Strand Way Felpham
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side conservatory to measure (at maximum) approximately; 2.7m in height, 4.5m in length and 3m in width
SITE AREA	750 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	Several within and around site. None of significance affected
BOUNDARY TREATMENT	Boundaries kept by mixture of hedging and fencing approximately 1m in height
SITE CHARACTERISTICS	Detached two-storey property with white rendered walls and red tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/248/80	New garage and internal alterations	Approved Conditionally 23-04-1980
FP/47/96	Extension to existing kitchen and new utility room	Approved Conditionally 12-04-1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	~~Awaited~~ 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 : GEN7, 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~~ Noted**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.

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

Given the retention of distances approximately 1m and greater between the proposal and boundaries, any adverse impact resultant from the proposal onto neighbouring properties is considered minimal. Further the proposal is not considered obtrusive in the street scene, and would not conflict with the established character of the area. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

FELPHAM

FP/23/07/

Erect PVCu conservatory on cavity dwarf walls on prepared foundations and oversite. Remove window and brick wall beneath to open up walkway to new conservatory.

8 Strand Way
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 materials and finishes of the external brick facing of the conservatory 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.

