

FP/257/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Ground floor rear extensions. 4 Ceres Place, Felpham.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application involves rebuild of the existing garage and conversion into a study with extension to the rear of existing garage along the north western boundary in addition to a second single storey rear extension to the north east corner of the dwelling. The extensions each have flat roofs measuring 2.8m in height. The garage and proposed extension have a combined depth of 10.5m and the proposed extension has a width of 4.38m. The second rear extension has a width of 3.7m and a depth of 3.65m and extends flush with the existing rear and side walls of the dwelling.
SITE AREA	Approximately 607m ² .
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by application.
BOUNDARY TREATMENT	2.0m high fence with taller hedging along northern side boundary of site. 2.0m high fence along eastern boundary.
SITE CHARACTERISTICS	Two storey detached dwelling formed of white render walls with a brown tile roof. There is a spacious rear garden.
CHARACTER OF LOCALITY	A residential area comprising primarily two storey detached dwellings often with attached garages. The dwelling densities and plot sizes are average.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	Awaited
Local Groups	None
One letter of objection	Objection on grounds that: New front door on proposed garage will create invasion of privacy to neighbouring dwelling as driveways are open and close proximity of door to kitchen and bathroom

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	window will make views into neighbouring property readily available. • The structural change to the existing garage will disrupt the existing shared drainage from No.3 leaving No.3 with no downpipe and no outlet for storm water drainage. • The new extension to the rear of the garage will be built on the boundary line and replace the boundary fence between No.4 and No.3. The fence is the property of No.3 and should not be replaced by the extension wall particularly since the length of the extension is over 30% of the garden wall thus reducing the amount of light that the rear garden and conservatory of No.3 receives. • The foundations of the proposed extension may affect the stability of the boundary fence and garden pond close to the boundary.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Inside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1 Arun District Local Plan : GEN2, 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.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

With regard to each of the matters raised the following comments are made: • The increase in activity on the driveway to the front of the garage is not considered to be considerably higher to the point that there will be substantial loss of privacy. Furthermore, the two windows at No.3 which face onto the driveway service a kitchen which is not a habitable room and a bathroom which has obscured glazing. Therefore, loss of privacy is

FP/257/06/**COMMENT ON REPRESENTATIONS RECEIVED**

not considered to be substantial enough to warrant refusal.

- With regard to the change in drainage arrangements this is matter that is not addressed as part of the planning process but rather under the Building Regulations and is a civil matter if shared infrastructure is to be removed.
- It is agreed that the combined length of the garage and extension is substantial however, the overall extension height of 2.85m is not considerably higher than the existing boundary fence which is approximately 2.0m in height and as such it is not considered that the amount of sunlight received by No.3 will be considerable reduced as a result of the extension.
- The impact of the building works upon the neighbouring property is also a civil matter that cannot be addressed as part of the planning process.

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 the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character 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 proposed garage conversion and single storey rear extension are considered to have a size and location that will not result in overlooking, overshadowing or creation of visual bulk detrimental to the amenity of the neighbouring properties.

It is recognised that the combined length of the garage and rear extension is substantial however the height of the structures has been kept to a minimum and there are no windows immediately overlooking No.3 to the north west. As such, the proposal is considered to be in accordance with Policy DEV19 of the Arun District Local Plan.

The proposed extensions will not be visible from the streetscape and will not therefore affect the character of the existing dwelling or the surrounding area.

The proposed single storey side extension is considered to be in accordance with Policies GEN7 and DEV19 of the Arun Local Plan. It is therefore recommended that the application be approved, subject to the conditions set out overleaf.




FELPHAM

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Ground floor rear extensions.

4 Ceres Place
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).

