FP/263/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Study, bedroom and ensuite bathroom extension. 25 Lionel Avenue, Felpham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed front extension measuring approximately; 3.2m in width, 8.65m in depth and 7m in height (all at their maximum). Open sided porch covering proposed to front and west side of property, measuring a maximum of 2.4m in height.
SITE AREA	428 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	1 – 1.5m high close boarded fencing to front sides.
SITE CHARACTERISTICS	Two storey detached property with smooth white painted rendered elevations, half hipped roof with brown/red tiles, integral garage, single storey rear flat roof extension.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of mixed style of 2 storey detached dwellings, number 23 is of a similar style.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/58/70	New lounge.	Approved conditionally 18-03-1970
FP/163/1989	Construction of dormer to existing roof to provide additional space to first floor.	Approved conditionally 11-09-1989

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	Awaited
LOCAL GROUPS	None
One letter of objection	Extension will have an overbearing affect on our property particularly as it is already stepped back some 2m which would be exacerbated by a further 3m. The proposed extension would narrow the existing gap on the left hand side between that property and the boundary to less than 1m.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

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

Comments are noted. A minimum distance of approximately of 2m exists between the proposed extension and the western elevation of number 23 and this coupled with the siting of the proposed extension to the north of the property is considered adequate distance to preclude an adverse overbearing affect to number 23. However due to the irregular shape of the plot the extension does come within 1m of the side boundary at first storey level in a street that can be characterised by relatively small gaps between the buildings and as such is considered to be contrary to DEV19 of the Arun District Local Plan.

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality. The proposed extension by way of its design and poor visual integration with the existing building and its prominent position within the street scene, forward of the existing building line is considered likely to have an adverse impact upon the established character of the surrounding area.

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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 site is situated within a predominantly residential area consisting of mixed style of properties, the majority of which are two storey detached dwelling. The proposal seeks approval for a two storey front and side extension to form a study, bedroom and ensuite bathroom extension.

The proposed extension is not considered to sympathetically relate to or appear visually integrated with the existing dwelling by way of its poor siting and design. The proposed front elevation shows the extension with the eaves extending from the same height as the existing dwelling and forms a new pitch lower than that on the main dwelling which is in isolation not considered to be entirely detrimental to the character of the property.

However the proposed east elevation shows the eaves of the property (excluding the single storey rear extension) at three different heights and the overall appearance of the building with regard to the proposed extension is considered to be of poor design lacking visual integration. Further, due to the irregular shape of the plot the proposed extension will extend right up to the side boundary with number 23 in a street which can be characterised by relatively small gaps between properties and as such is considered to be contrary to part IV of Local Plan Policy DEV19.

The proposal is not considered likely to give rise to adverse overshadowing or overbearing affect on any neighbouring dwelling particularly as the majority of the extension is sited to the north of the dwelling where overshadowing to either side of the site is not likely to be significant. There are not new windows proposed which are likely to give rise to an adverse increase in overlooking to any neighbouring dwelling, however if permission were to be granted for the proposal a condition is likely to be imposed to glaze the ensuite bathroom windows with obscured glass.

The majority of the properties on the south side of Lionel Avenue are set back from the streets edge; particularly numbers 23 to 15. The properties are also sited on a bend in the road with number 25 being the last in the row before the turning into Wyke Lane North, number 25 is also set approximately 3m further forwards then the front elevation of number 23 and as such is in a prominent position within the street scene. As such the proposed extension is considered likely to appear poorly integrated with the main dwelling in a prominent position in the street scene and likely to have an adverse impact upon the established character of the surrounding area, having a materially adverse effect on the visual amenities of the locality.

These issues considered it is recommended that the application is refused for the following reasons.

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Study,bedroom and ensuite bathroom extension.

25 Lionel Avenue
Felpham

RECOMMENDATION

Refuse

1 The proposal would represent a poorly integrated extension which would form an unsympathetic intrusion in the street scene to the detriment of the visual amenities of the area. It would therefore conflict with policy NE2 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

2 The proposal provides insufficient space between the flank wall of the dwelling and its site boundary. The Local Planning Authority consider that in respect of a two-storey building not less than one metre should be provided in order to protect the character and appearance of the street scene in conflict with policies DEV1 of the West Sussex Structure Plan and DEV19, GEN7 of the Arun District Local Plan.