

PLANNING APPLICATION REPORT

REF NO: FP/27/10/

LOCATION: 11 Grafton Avenue
Felpham
West Sussex

PROPOSAL: Single storey extension to side, dormer to front and raising of existing chimney

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 312 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall to front. Close boarded fencing and hedging approximately 1.3- 1.8m high.
SITE CHARACTERISTICS	The site is a one and a half storey chalet bungalow style dwelling with leaded windows and a plain tiled hipped roof.
CHARACTER OF LOCALITY	The site is located in a residential cul-de-sac of properties of similar style.

RELEVANT SITE HISTORY

FP/132/07/	Demolition of existing garage, proposed extension to form annexe, internal alterations & dormer to front elevation (first floor) existing bedroom	Approve Cond 19-07-2007
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REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Permitted Development Restriction
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:

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

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

This application seeks planning permission for the construction of a single storey side extension and new dormer window at 11 Grafton Avenue.

The proposed side extension would be located on the southern elevation of the building, and would measure approximately 3.26m in width, 10.49m in depth, and would reach a maximum height of approximately 4.3m. The front section of the roof would be in the form of a Sussex hip, whilst that to the rear would be hipped.

The proposed dormer window would be located on the front elevation of the dwelling, and would measure, at maximum, approximately 2m in width, 1.3m in depth, and 2m in height.

It is considered that by reason of its siting, scale and design, the proposed extension would be in

keeping with the existing dwelling and as such would not have a significant impact on the visual amenities of the locality.

Whilst it is noted that the proposed dormer window will be visible from the street scene, it is not considered to be out of character with the locality, as several dwellings within the immediate vicinity have dormer windows on their front elevations.

It is appreciated that the proposed side extension would be in close proximity to the boundary of the adjacent property, no. 15 Grafton Avenue. However, it is considered that the height of the eaves of the proposed extension, combined with the fact that the plane of the roof slopes away from the boundary, is such that it is not considered to have an overbearing impact on the residential amenities of the occupiers of the adjacent property.

The proposed extension would contain three rooflights on its side elevation, however these would be located approximately 2.6m above floor level and as such are not considered to give rise to significant overlooking.

It is therefore recommended that the application be 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 This permission relates to the following approved plans: 002 REVA and 001, received 12th March 2010.

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

- 3 The materials and finishes of the external walls and roof 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 policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.