

PLANNING APPLICATION REPORT**REF NO:** FP/31/08/**LOCATION:** Cedarcroft
21 Burley Road
Felpham**PROPOSAL:** Extension to gable end and alteration to roof line at rear of property**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

The proposal would involve alterations to the roof of an existing single storey attached garage, positioned to the west side of the main dwelling. The alterations would involve increasing the height of the existing roof from 5.4m to 6.4m. 2 No. roof lights to the front roof slope; and 2 No. solar panels and 2 No. roof lights are proposed to the rear roof slope.

SITE AREA

0.09 hectares approximately.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance to be affected by the proposed development.

BOUNDARY TREATMENT

1m high walling to site frontage. The rear of the site is bordered by a mixture of fencing and hedging.

SITE CHARACTERISTICS

Two storey detached property. The dwelling consists of red/brown brick walls, with sections of stone work. Brown tiled, gable roof. Attached single storey garage to west side.

CHARACTER OF LOCALITY

Residential area. Surrounding properties are predominately two storey detached dwellings, which are varied in style and design.

Two storey detached property to west side of the site, which has 1 No. dormer and 1 No. first floor obscure glazed window to the easterly side elevation, facing towards the application site.

RELEVANT SITE HISTORY

Reference	Description	Decision
FP/104/96	Single storey side extension including replacement garage	Approve Cond 13-08-1996
FP/87/95	Erection of wall in place of trees and wooden fence	Approve Cond 15-01-1996
BR/10/60/F	Car port	Approve 14-05-1964

REPRESENTATIONS**Representations received:**

Felpham Parish Council

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.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
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**PLANNING**

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**PLANNING**

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 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 proposal would involve alterations to the roof of an existing single storey garage, attached to the west side of the main dwelling. The alterations would involve increasing the height of the existing roof from 5.4m to 6.4m. 2 No. roof lights to the front elevation; and 2 No. solar panels and 2 No. roof lights are proposed to the rear roof slope.

The property is located on a corner site, bordered by Rudwicks Way to the east and Burley Road to the south side. The application site is bordered to the west side by a two storey detached property and a neighbouring back garden to the rear. The main dwelling is positioned 27m away from the rear boundary and adjoining neighbouring garden. The two storey property to the west side has 1 no. dormer and 1 no. obscure glazed window at first floor level to the east side elevation, which faces towards the application site. However, these windows would face towards the existing garage roof, rather than the proposed extension and in addition, no first floor windows are proposed to the west elevation of the roof extension. For the reasons outlined above, it is considered that the proposal would not detrimentally effect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

The proposed gable roof would be set down 1m below the main roof line, allowing a level of visual subservience to be achieved. Further, the proposed roof would echo the style and design of the main roof, which is gable. It is therefore considered that the proposed extension would sympathetically relate to the main dwelling in scale, form and design and would not detract from the character of the surrounding residential area.

It is therefore recommended that the application is approved, subject to the conditions outlined below.

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 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

STRUCTURE PLAN: LOC1, DEV1, CH1.

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.