

Recommendation Report for Planning Permission

REF NO: FP/39/12/

LOCATION: 49 Flansham Park
Felpham
Bognor Regis

PROPOSAL: Single storey extension to existing conservatory for storage use

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 170 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	All boundaries to the front of the application site are open plan. To the south of the house, the application site is bounded by a 1.5 metre tall brick wall. The northern and eastern boundary to the rear of the property is marked by a 1.5m high closed board fence.
SITE CHARACTERISTICS	The site is occupied by a two storey end of terrace dwelling with grey-yellow red brick and red/brown concrete tiles. There is a small flat roofed porch on the front elevation. There is no property directly to the south.
CHARACTER OF LOCALITY	The site is located on a residential road with a variety of property types and styles.

RELEVANT SITE HISTORY

No comments

REPRESENTATIONS

Representations received:

- No objection

Comments on Representations received:

Comments from Felpham Parish Council have been noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

No comments

POLICY CONTEXT

Designation applicable to site:
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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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

PRINCIPLE

The application site is located within the defined Built Up Area Boundary, where in accordance with saved policy GEN2 of the Arun District Local Plan the principle of development is acceptable, subject to satisfying planning considerations such as visual and residential amenity.

VISUAL AMENITY

The proposal is for a 2.4 metre tall single storey, low pitch roofed, conservatory to the side of the property between the original property and the existing conservatory. The proposal measures 1 metre in width and 2.5 metres long.

The conservatory is constructed of white UPVC plastic and glass panels. Roof materials proposed are polycarbonate sheeting.

The proposed conservatory has a small footprint and while it is visible from the street, its scale and nature mean that it will have an acceptable impact on the property whilst still retaining its

character and appearance.

RESIDENTIAL AMENITY

As there are no properties to the south, and as there is an existing 1.5 metre tall brick wall the proposal will not have any effect on surrounding residential amenity.

SUMMARY and CONCLUSION

The site lies within the Built Up Area Boundary and the proposed conservatory is considered to be acceptable in terms of design and scale. The conservatory is considered to be sympathetic to the host building and the character of the locality. Further the conservatory is not considered to result in harmful overlooking or loss of privacy to neighbouring properties given their orientation and design.

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 The development hereby approved shall be carried out in accordance with the following approved plans

Existing Plans and Elevations at 49 Flansham Park
Existing Front Elevation at 49 Flansham Park
Proposed Plans and Elevations at 49 Flansham Park

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN 7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.