PLANNING APPLICATION REPORT

REF NO: **FP/42/09/**

LOCATION: 17 Goodwood Avenue
Felpham

PROPOSAL: Proposed first floor extension to form en-suite shower room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension measures approximately 2.4m in width, 6.2m in depth and 5.5m (maximum) in height.
SITE AREA	Approximately 0.1 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Property is on a higher level than the road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front and part side boundary brick wall + black wrought iron railings 1.6m in height. Rear boundary has wall approximately 1.8m in height, west side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey property with double garage on east side, balcony detail over front entrance door, sun room on rear with paved driveway. The property has cream painted brickwork, white window frames with a brown tiled roof.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising detached two storey properties and bungalows of various styles and designs. West of cul-de-sac backs onto the playing fields of Felpham Community College.

RELEVANT SITE HISTORY

FP/18/96	Garden wall	Approve Cond 15-03-1996
FP/224/01/	Sun lounge and pitched roof to garage.	Approve Cond 04-01-2002
FP/116/03/	Single storey family room extension	Approve Cond 08-08-2003

BR/122/50	Detached house with garage	Approve Cond 06-07-1950
BR/122/50/A	Revised appearance of detached dwelling	Approve 03-08-1951
BR/53/71	Construction of double garage and conversion of existing garage into further living accommodation	Approve Cond 08-03-1971

REPRESENTATIONS

Representations received:

Felpham Parish Council

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Within Built Up Area Boundary
Tree Preservation Order

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

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

The property is sited on a corner plot with South Road and Goodwood Avenue which is on a higher level than the road and there is a grass verge adjacent to the public footway which gives a spacial appearance. The property has previously been extended with single storey extensions on the rear and a double garage on the front east side elevation.

The application seeks to create a first floor extension on the east side elevation which will be the same height as the existing roof line and will mimic the roof line on the west side of the property. At the present time this area is used for storage and with the extra roof height this floor space will be converted into an en-suite bathroom with walk in wardrobe. A window which will serve the en-suite is proposed on the east side elevation and, if approved, a condition will be imposed that this be obscure glazed.

With regard to residential amenity the neighbouring properties are of a considerable distance away so the proposal would not be overbearing, overshadowing, or create any overlooking or loss of light.

The proposed extension is of an acceptable design and height that blends well with the existing dwelling. It would not be obtrusive in the street scene, nor would it harm the established character or appearance of the surrounding residential area.

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 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The shower room window on the east side elevation of the extension shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 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

STRUCTURE PLAN: LOC1, CH1, DEV1

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.