

PLANNING APPLICATION REPORT**REF NO:** FP/51/08/**LOCATION:** 7 Normans Drive
Felpham**PROPOSAL:** Ground floor bedroom, playroom and dining room extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Single storey side extensions
SITE AREA	Approximately 525 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Domestic fence, reinforced by shrubs to various height
SITE CHARACTERISTICS	Detached bungalow with tiled roof
CHARACTER OF LOCALITY	Residential with properties of similar style and design

RELEVANT SITE HISTORY

Reference	Description	Decision
FP/232/03/	Proposed first & ground floor extensions	Approve Cond 19-12-2003

REPRESENTATIONS**Representations received:**

Felpham Parish Council

Felpham Parish Council: No objection

Comments on Representations received:

Noted.

CONSULTATIONS

Southern Water Services Ltd

Consultations responses received:

Southern Water: No comment

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 DEV1	Locational Strategy High Quality Development
Arun District Local Plan:	GEN7 DEV19	The Form of New Development 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 and residential amenities of the locality.

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 extensions are visually integrated with existing so no adverse impact on visual amenities. With regard to residential amenities, the extensions are single storey in design with the roofs angled away from boundaries so ensuring no adverse overbearing and overshadowing effect. Maximum boundary treatment (2m close boarded fencing) under permitted development would mitigate any overlooking and loss of privacy from the ground floor fenestration and doors. It is therefore recommended the application be approved, subject to 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 roofs of the extensions 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 flat roof area of the extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the south elevation roofslope of the extensions hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 5 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

LOCAL PLAN: 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.