

PLANNING APPLICATION REPORT**REF NO:** FP/55/08/**LOCATION:** 21 Copeland Road
Felpham**PROPOSAL:** Lean to conservatory**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The proposed conservatory will measure approximately 4.2 metres in length by approximately 3 metres in width and will be approximately 2.7 metres in height.

SITE AREA

Approximately 346 square metres.

**RESIDENTIAL DEVELOPMENT
DENSITY (NET)**

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The rear garden is enclosed by approximately 1.8 metre high timber close boarded fencing.

SITE CHARACTERISTICS

The site is occupied by a detached bungalow dwelling which has painted rough render elevations set upon a brown brick plinth. There is a lean-to single storey extension to the rear which has an angled corrugated metal roof. There is an attached lean-to garage on the eastern elevation which has a glazed section to the rear.

CHARACTER OF LOCALITY

The site is located on a residential road which is characterised by bungalow and two storey dwellings of a number of different designs and scales the majority of which are detached.

RELEVANT SITE HISTORY

Reference	Description	Decision
None		

REPRESENTATIONS**Representations received:**

Felpham Parish Council

No objection.**Comments on Representations received:**

Noted

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan LOC1

DEV1

Arun District Local Plan:

GEN2

GEN7

DEV19

Locational Strategy

High Quality Development

Built-up Area Boundary

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 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 proposed conservatory is located to the rear of the existing building and will be lower in height. As such it is not considered that it will have a visible presence on the street scene and therefore will not be in a position to cause an alteration to the character and appearance of the surrounding area.

It is considered that the proposed conservatory will relate sympathetically towards the main building in terms of design and scale. As the proposed conservatory will be of more moderate proportions than the existing building and this, particularly the lower height, is considered to ensure that it will appear subservient when seen in context with the main building. The dwarf walls of the structure are to have external finishing that matches that of the existing building and it is considered that this will assist its visual integration.

As already mentioned in this conclusion, the proposed conservatory will be of moderate height and, owing to the adequate provision of approximately 1.8 metre high boundary treatment on the site, it is considered that the proposal will be well largely screened from view from neighbouring properties and accordingly there will not be any unreasonable level of overbearing or overshadowing caused. Further, the windows that are to be installed on the north, east and west of the proposed conservatory will be at ground floor level and therefore views from these windows will be interrupted by the aforementioned boundary treatment and therefore the potential for overlooking towards neighbouring properties will be limited.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

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

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.