

PLANNING APPLICATION REPORT

REF NO: **FP/55/10/**

LOCATION: 17 Bereweek Road
Felpham

PROPOSAL: Rear 2 storey extension and dormer extension to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 425 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick wall approximately 1m high to front. Close boarded fencing and hedging to sides and rear.
SITE CHARACTERISTICS	The site is a single storey detached dwelling with cream rough rendered elevations and a small conservatory to the rear. The roof is tiled and hipped. There is a glazed porch area to the front of the building.
CHARACTER OF LOCALITY	The site is located in a residential road of a mixture of single and two storey dwellings, which are predominantly detached.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Felpham Parish Council:
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

South East Plan:

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the residential amenities of the adjoining properties.

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

This application seeks permission for a rear two storey extension and dormer extension to the front of 17 Berewecke Road, Felpham.

The proposed alterations to the front of the building would involve an extension measuring approximately 4.1m in width, and 1.5m in depth. The extension would involve a dormer window of sorts at first floor level, with cheeks measuring a maximum of approximately 5.5m in depth, and 6m in height. The extension would have a pitched roof to create a gabled appearance.

The proposed rear extension would also measure approximately 6m in height, flush with that of the existing dwelling, and would have a footprint 4.9m deep, whilst the ridgeline of the roof would measure approximately 7.6m in depth. The rear extension would measure approximately 9.9m in width.

It is considered that the proposed development is not sympathetic to or well integrated with the host dwelling. The introduction of such an extensive roof space transforms what was a modest

two bedroom chalet bungalow style dwelling into a two storey 4 bedroom dwelling. Whilst the need for additional accommodation is appreciated, it should not be at the expense of the visual amenities of the locality. The scale, form and design of the proposed development is so substantial that it would not be visually subservient to the existing dwelling, contrary to policy DEV19 of the Arun District Local Plan.

It is acknowledged that a rear extension measuring 4m in depth could be constructed without planning permission, however this would have to be single storey, reaching no more than 4m in height.

Further, it is considered that the significant rearward projection, combined with the height of the proposed extension, is such that it would have a materially adverse impact on the residential amenities of the occupiers of the adjoining property, no. 19 Bereweeke Road, by means of being overbearing.

It is therefore recommended that the application be refused, for the following reasons:

RECOMMENDATION

REFUSE

- 1 The proposed extensions to the dwelling are substantial, and by reason of their design, form and scale they would not be visually integrated with the existing dwelling or visually subservient to the main building. The proposed development would alter the simple character of the existing dwelling. The proposal is thereby contrary to the provisions of policies GEN7 and DEV19 of the Arun District Local Plan.
- 2 The proposed two storey rear extension by reason of its bulk, excessive depth and height would result in the loss of daylight, sunlight and the overshadowing of the adjoining residential property from which it would also have an overbearing appearance. It would therefore be detrimental to the residential amenities of the occupiers of the adjoining properties contrary to policies GEN7, DEV19 of the Arun District Local Plan.