PLANNING APPLICATION REPORT

REF NO: **FP/58/10/**

LOCATION: 1 The Crescent
Felpham

PROPOSAL: Self contained annexe attached to main house

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	No 1 The Crescent in its entirety has a site area of approximately 800 square metres. The annexe occupies approximately 70 square metres of this.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The curtilage of the Annexe is marked with close boarded fencing approximately 1.8m high, as is the remainder of the dwelling.
SITE CHARACTERISTICS	The site is a two storey dwelling with rendered elevations and a Sussex roof, with dormer windows to both sides.
CHARACTER OF LOCALITY	The site is located in a residential road of predominantly detached properties of various style.

RELEVANT SITE HISTORY

BR/145/77	Outline for erection of one detached dwelling and garage	Refused 11-05-1977
BR/446/78	Lounge bedroom and garage extension	Approve Cond 26-07-1978
BR/473/80	Proposed two bedroom chalet bungalow and garage	Refused 24-07-1980
BR/952/82	Extension comprising WC lobby and dining room and conversion of garage to playroom	Approve Cond 19-01-1983
FP/23/86	First floor extension over existing single storey side extension	Approve Cond 17-03-1986

REPRESENTATIONS

Representations received:

Felpham Parish Council:
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

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

PLANNING POLICY GUIDANCE

PPS3	Housing
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

This application seeks retrospective planning permission for the use of an annexe as a separate unit of accommodation at 1 The Crescent, Felpham.

1 The Crescent occupies a corner plot at the junction of 'The Crescent' and 'The Midway'. The annexe is located within the western section of the property facing onto 'The Midway', and is accessed separately via a gate.

The use of the annexe as a separate unit of accommodation will not result in any changes to the external appearance of the building, and as such it is not considered to have a significant impact on the visual amenities of the locality.

The separate unit of accommodation comprises of a bathroom, bedroom, lounge with kitchenette, on which there are a set of french doors that lead out onto a small patio/garden area. the unit of accommodation is of such a small scale that it is likely to be occupied by no more than 1 or 2 people at one time. Therefore it is not considered to result in a significant increase in the intensity of use of the site to the detriment of the occupiers of neighbouring dwellings.

Furthermore, the site is located within the Built up Area, where the principle of additional residential accommodation is acceptable. No 1 The Crescent occupies a plot which is slightly larger than others within the immediate vicinity, and as such it is considered that the separate residential unit can be accommodated within the site.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

1 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)
Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

2 This permission relates to the following approved plans; location and block plans, floor plans and elevations received 22nd April2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 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

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1, PPS3

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.