Recommendation Report for Planning Permission

REF NO: **FP/61/11/**

LOCATION: 28 Alfriston Close
Felpham

PROPOSAL: Rear first floor extension & single storey extension to rear.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension on the rear measures approximately 2.4m in width, 1.7m in depth and 5.6m in height. The single storey infill extension measures approximately 3m in width, 2.8m in depth and 2.8m in height. Substitute plans have been received with delete a first floor extension over the front porch originally proposed.
SITE AREA	Approximately 150 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf brick wall + picket fencing approximately 1m in height, side boundaries close boarded fencing approximately 1.8m in height, rear has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	End of terrace two storey property with red faced brickwork, red tile hanging on rear with a concrete tiled roof.
CHARACTER OF LOCALITY	Residential comprising semi-detached bungalows and two storey terraced of similar style and design.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Felpham Parish Council

Objection
The first floor rear extension would set a precendent for other properties in the area.

2 Letters of Objection
Rear extension would look directly into the conservatory on my property.
Reduce the value of my property.
Extension is completely out of character with the neighbouring properties.
No neighbour notification.
Both front and rear extensions would be out of keeping with the outher houses in the road and would restrict natural light to No 30 and 32 Alfriston Close.

Comments on Representations received:

Parish Council comments noted
No 6 and 7 Uppark Way have two storey front extensions of a similar size and design.

Representations noted.

With adequate distance to the neighbouring property to the rear No 16 it is not considered that the rear extension would create any additional overlooking than currently exists from the first floor windows.
Devalue of property is not a material planning consideration.
With adequate distance to properties to the north No 30 and 32 which are set back from No 28 it is not considered that the first floor rear extension would detrimentally harm the occupants by way of adverse overshadowing.
The Council does not send out neighbour notification letters. The procedures followed accord with the statutory requirements. The single storey infill extension can be constructed under "permitted development" without the need for a formal planning application. The first floor rear extension in view of its minimal size and design would sympathetically relate to the existing building.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
PDR - Open Plan Condition
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	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

Principle

The proposal is acceptable in principle subject to there being an acceptable impact on neighbouring residential amenity and the character and appearance of the locality.

Visual Amenity

The single storey infill extension will not be readily apparent and will therefore have little impact on the street scene and character of the area. The first floor rear extension will not be seen from street level and views of the rear of the property are more distant and limited in nature. A material consideration is a similar nearby first floor extension which has recently been constructed at 7 Uppark Way.

In conclusion the proposed extensions in view of their siting, scale and design are considered to be visually subservient to the main dwelling and will not have an unacceptable impact on the character and appearance of the locality. As such it is considered that the additions accord with policy DEV19.

Residential Amenity

Given the single storey and flat roof nature of the rear ground floor extension together with the presence of a 1.8m high boundary fence there will be negligible/no impact through overlooking, overshadowing from this point of the proposal.

The proposed rear extension at first floor level would sit flush with the ground floor kitchen and does not make any alteration to the overall footprint of this part of the building. In addition it would be set in line with the rear wall of the neighbouring property No 30. With the absence of windows

on the side elevation it is not considered that the extension would have an overbearing affect or harmful overshadowing to the occupiers of No 30.

The neighbouring property to the rear of the application site No 16 Fittleworth Drive is sited approximately 12m away and with such a distance is sufficient to ensure that overlooking from the first floor window is acceptable. Consideration needs to be given to the fact that there is an existing bedroom window at first floor level to the rear and that No 16 is overlooked by other rear windows in Alfriston Close.

Conclusions

It is not considered that the first floor extension in view of its minimal size and height would have a materially adverse effect on the visual or residential amenities of the neighbouring properties. Although shown on the submitted plans the single storey extension can be constructed under "permitted development" without the need for a formal planning application.

It is therefore recommended to approve the application, 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 development hereby approved shall be carried out in accordance with the following approved plans: Site 1:1250 received on 7th April 2011, Block 1:500, Floor 1:100 Drg No 11/11/2, Elevations 1:100 Drg No 11/11/4, Roof Drg No 11/11/5 received on 25th May 2011.

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

3 The materials and finishes of the external walls and roof 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 policy GEN7 of the Arun District Local Plan.

4 No windows shall be constructed in the side elevations of the first floor extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy GEN7 of the Arun District Local Plan.

5 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.