

PLANNING APPLICATION REPORT

REF NO: FP/69/11/

LOCATION: 8 Drake Park
Felpham

PROPOSAL: Rear extension, internal alterations, new driveway and dropped kerb

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey rear extension measures approximately 4.5m in width, depth of 5.25m and 4m in height. Creation of new hard standing and vehicular crossover.
SITE AREA	Approximately 345 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open to the highway, sides and rear close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey property with detached garage on side. The property has yellow brickwork, red tile hanging on upper level, white window frames with a concrete tiled roof.
CHARACTER OF LOCALITY	Residential comprising two storey detached and detached bungalows of similar style and design.

RELEVANT SITE HISTORY

BR/867/72	2 storey extension to provide bedroom and lounge	Refused 30-12-1972
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REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

PDR Open Plan Condition

Public Sewer On Site (not affected by rear extension)

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

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 application seeks to construct a single storey extension on the rear of the property on the western side of the dwelling adjacent to the existing kitchen with the creation of a new driveway.

The proposed extension will be approximately 4.5m in width, 5.25m in depth and a height of 4m. It will be sited approximately 1m-2.5m from the rear boundary with the neighbouring property No 6 Drake. Park. This property has a conservatory on the rear of the property that is sited

approximately 4m away from the proposed extension. The extension has a high level window on the rear but in view of its distance and boundary fencing approximately 1.8m in height it is not considered that the window would create any harmful overlooking or loss of privacy.

A new driveway with vehicular crossover is also proposed to the front of the site which exceeds 5 square metres. If approved, an informative will be placed on any decision relating to the use of permeable or porous materials.

The extension is considered to be visually subservient to the main dwelling would not be visible in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

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 materials and finishes of the external walls and roof of the extension 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.

- 3 **INFORMATIVE:** The proposed driveway which exceeds 5 square metres shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

- 4 **INFORMATIVE:** The access shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the West Sussex County Council. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

- 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.