PLANNING APPLICATION REPORT

REF NO: **FP/72/09/**

LOCATION: 8 Davenport Road
Felpham
Bognor Regis

PROPOSAL: Ground floor extension of garage and construction of new porch, first floor extension of bedroom

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Front porch measuring (at maximum) approximately 3.7m in width, 2m in depth, and 4.2m in height. L shaped garage extension, projecting approximately further 1.3m from the western side elevation, 2m from the front, with a maximum width of approximately 5.55m and a maximum height of approximately 3.9m. The proposed rear extension would measure approximately 5.25m in width, 3.8m in depth, with a maximum height of approximately 7.65m. The extension would include a balcony measuring 2m in width, and 1.1m in depth.
SITE AREA	Approximately 464 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Property situated at a lower level than the Esplanade which runs to the rear of the site.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick wall approximately 1.8m high surrounds the perimeter of the rear garden. Open to front.
SITE CHARACTERISTICS	The site is a two storey detached dwelling, with cream rough rendered elevations and a plain tiled, irregular shaped roof, with a combination of pitches.
CHARACTER OF LOCALITY	The site is located on a residential road, running parallel to the Esplanade. Properties are of various style, and are predominantly two storey detached dwellings. However, the property to the west, no.6 Davenport Road, is a three storey dwelling.

RELEVANT SITE HISTORY

FP/97/98/	Extensions and alterations to form office, dining room, shower, first floor sun room and balcony.	Approve Cond 25-08-1998
FP/31/99/	Extensions and alterations to form office, dining room, shower and first floor sun room & balcony.	Approve Cond 04-05-1999
BR/38/75	Ground and first floor extension	Approve 12-02-1975

REPRESENTATIONS

Representations received:

Felpham Parish Council

Awaited

Two letter of Objection, raising the following main points:
- The porch and garage extensions significantly cross the established building line of all the adjacent properties.
-The proposal would have an adverse impact on the visual amenities of the street by losing its sense of spaciousness.
- It would seem from the plans that there will not be enough room for cars to park between the proposed garage door and the road especially when the garage doors are open, this may lead to cars being parked on the road further impacting on the sense of spaciousness.

One letter of representation raising the following main points:
- The new side windows on the West side of the property should not be permitted unless glazed at all times with obscure glass
- There is a main sewer to the west of the site, situated in close proximity to the proposed garage extension. The planning department should be satisfied that the new foundations will not interfere with the sewer pipe in any way.

Comments on Representations received:

Noted. Regarding the sewer, Southern Water have been consulted regarding the proposal, and have not wished to comment.
Whilst it is appreciated that the proposed porch and garage extensions will project forward from the front elevation of the dwelling, a sufficient distance would remain between these extensions and the front boundary so as not to impinge on the sense of spaciousness of the locality. Indeed, it is understood that it would still be possible to park a car on the driveway, albeit with a slight overhang onto the highway.

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water: Southern Water does not wish to comment on the above application.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

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 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 to extend an existing garage, and to construct front porch and a two storey rear extension.

The porch and rear extension would both have pitched roofs to match those of the existing dwelling, whilst the garage would have a false pitched roof. The pitched roofs are to be tiled with plain tiles to match those of the existing dwelling, and all elevations are to be painted and rendered to match the existing.

It is therefore considered that by reason of its scale, design and materials, the proposed development would not be incongruous to the existing dwelling.

It is noted that concerns have been raised regarding the impact of the proposed porch and garage extensions to the front of the dwelling. Whilst it is appreciated that the proposed extensions would project approximately 2m from the existing front elevation, they would be of single storey height and a space of approximately 2.2m would remain between the additions and the front boundary of

the site. It is therefore considered that the proposed porch and garage extension would not represent an intrusive addition to the street scene.

The side elevation of the proposed garage extension would be sited very close to the western (side) boundary, however its height and single storey nature is such that it is not considered to have a significant effect on the residential amenities of the neighbouring property.

The two storey rear extension is such a distance away from the adjacent dwellings that it it is not considered to have an overbearing impact on the occupiers of neighbouring dwellings. For the same reason, it is not considered that the additional windows on the side elevations of the proposed extension or the balcony would give rise to overlooking. The proposed rooflights are not considered to give rise to significant overlooking, due to their angled position in the plane of the pitched roof.

It is therefore recommended that the application be approved, 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 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, 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.