FP/74/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey extension to existing house, new conservatory, pergola and modified porch 26 Leverton Avenue, Felpham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	A porch to front measuring approximately 2.4 metres in length, approximately 1.7 metres in width and approximately 3.3 metres in height. A single storey extension to rear measuring approximately 6.5 metres in length, approximately 3.7 metres in width and approximately 2.6 metres in height. It will be constructed from brickwork to match existing and white fascia boards. A conservatory measuring approximately 4.1 metres in length, approximately 5 metres in width The pergola will measure approximately 2.85 metres in length, approximately 2.2 metres in width and approximately 2.5 metres in height. It will be constructed by stained timber.
SITE AREA	Approximately 552 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by this application
BOUNDARY TREATMENT	The boundaries to front consist of mainly coniferous vegetation at approximately 2 metres in height. To rear there is close boarded fencing at approximately 1.8 metres in height.
SITE CHARACTERISTICS	A two storey detached property with smooth rendered elevations which are painted white. The roof is pitched in an asymmetrical design and plain brown tiles. There is an existing conservatory and wooden summer house on decking to rear.
CHARACTER OF LOCALITY	Situated within a residential area, there are two storey detached properties of broadly similar design styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FP/225/06	Porch and replacement of flat roof with pitched roof	Approved Conditionally 27-10-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No objection

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	n/a

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

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 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 either the visual amenities of the locality or residential amenities of 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 legislative background.

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CONCLUSIONS

The porch is to be located to the front of the property and forms a modified version of one previously approved under planning application reference FP/225/06. It principally differs regarding the gable design to front which has been introduced in this application. As set out in the previous application, the porch again forms a visual improvement and integrates well with the house. It is also set back by approximately 15 metres from the road of Leverton Avenue and as such will not be readily viewed from the street scene. This is especially given the front boundary treatment which consists of hedging at approximately 2 metres in height.

The proposed single storey extension, conservatory and pergola are to be located to the rear of the property. An existing conservatory is intended for removal to rear and replaced with the proposed conservatory which extends approximately one metre in its projection farther to the south. This is considered a modest increase and is unlikely to lead to a demonstrable level of harm.

The single storey extension and pergola are both acceptable in dimension and maintain a height broadly consistent with one another which leads to more comprehensive integration. The single storey extension will exhibit materials to match with existing and further allow visual integration with the dwellinghouse.

It has been duly noted that Number 30 and 32 are set back farther to the south by approximately 10 metres. Despite this lack of uniformity in the property row which is brought about by the broadly crescent road of Burley Road to the south, any overlooking is considered minimal given a minimum separation distance at approximately 15 metres between these properties and the subject site.

As a result, the proposed single storey extension, conservatory, pergola and porch are unlikely to give rise to adverse effects by way of overlooking, overshadowing, overbearing effect or loss of privacy. Further, these additions are unlikely to conflict with the residential character of the neighbourhood or visually disrupt the pattern of the street scene.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

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Single storey extension to existing house, new conservatory, pergola and modified porch

26 Leverton Avenue
Felpham

RECOMMENDATION

Approve Conditions

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 porch extension hereby permitted shall match in colour and texture to those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 No development shall be carried out unless and until details of the timber treatment have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the pergola.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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4 INFORMATIVE:

Summary of Reasons for Grant Art 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

STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7, DEV19

NATIONAL POLICIES: PPS1

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