

PLANNING APPLICATION REPORT**REF NO:** FP/75/08/**LOCATION:** 28 Davenport Road
Felpham**PROPOSAL:** Alteration and extension of existing house.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

The proposed first floor extension measures approximately 6.3m in length and 8.7m in depth with a hipped roof to a total height of approximately 7.7m.

The proposed single storey extension measures approximately 4m in length, 7.7m in depth and 2.9m in height.

SITE AREA

Approximately 736 square metres.

**RESIDENTIAL DEVELOPMENT
DENSITY (NET)**

N/A

TOPOGRAPHY

Predominantly flat

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Front boundary has hedging approximately 2.5m in height, west side boundary has brick wall + hedging approximately 2.5m in height, east side boundary has close boarded fencing approximately 1.8m in height.

SITE CHARACTERISTICS

Detached two storey property with pitched roof porch, single storey extensions on the rear, balcony at first floor level. The property has cream painted render and brickwork, wooden tudor affect detail on upper level, white PVCU windows with a red tiled roof.

CHARACTER OF LOCALITY

Residential area comprising a mixture of detached two storey, chalet and bungalows of various styles and designs. Promenade and foreshore to rear of dwelling.

RELEVANT SITE HISTORY

FP/193/01/	Extension to first floor	Approve Cond 16-11-2001
FP/203/06/	Renewal of unimplemented permission FP/193/01/ for an extension to first floor	Approve Cond 19-09-2006
FP/283/88	Extension at side of property	Approve Cond 28-11-1988
FP/76/88	Indoor swimming pool extension	Approve Cond 18-04-1988
BR/400/73	Swimming pool	Approve Cond

FP/81/88

Garage extension with new vehicular access

Approve Cond

11-04-1988

12-06-1973

REPRESENTATIONS**Representations received:**

Felpham Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Environment Agency

Consultations responses received:

The proposal falls within the scope of the Environment Agency's Flood Risk Standing Advice.

Comments on Consultation responses:

Noted. Condition and informative to be imposed on any approval.

POLICY CONTEXT

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
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

The previously submitted application FP/203/06 was for the renewal of unimplemented planning permission FP/193/01 for an extension at first floor level. This application seeks to extend at first floor level as previously submitted on the easterly side of the dwelling but now increases the height of the roof with an extended chimney. The application also seeks to remove existing outbuildings on the rear westerly side of the dwelling and construct a single storey extension that will create a kitchen and utility room.

The proposed first floor extension will now be approximately 1.4m higher than the original approval which will be the same height as the existing roof line and will create two additional bedrooms with en-suite facilities. The extension will have black stained timbers on the front north elevation that will mimic the existing timbers. The nearest neighbouring property to the east No 30 is approximately 4m from the proposal. This property has no windows at first floor level on the west side elevation so it is not considered that the proposal would detrimentally harm the occupiers of this property by way of overbearing effect, overshadowing, loss of privacy or overlooking.

The existing outbuildings on the westerly side of the dwelling are to be demolished and the single storey extension will be sited on the same footprint as the existing structure and will extend out into the rear garden by approximately 4.5m. The foreshore is to the rear of the site and there is a public walkway to the west of the site that leads to the foreshore. The neighbouring property to the west No 26 is located approximately 12m from the proposal. There is a wall approximately 1.8m in height along the western boundary and due to its single storey height and the absence of windows on the west side elevation it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing effect, overshadowing, overlooking or loss of privacy.

Furthermore, it is not considered that the proposal would be obtrusive in the street scene, nor would it detract from the character and appearance of the surrounding residential area.

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 This permission relates to the plans as submitted and amended by substitute plans dated 29th May, 2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

- 3 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policies ERA4 of the West Sussex Structure Plan and GEN11 of the Arun District Local Plan.

- 4 INFORMATIVE:

Flood proofing of the proposed development shall be incorporated, where necessary, in accordance with flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)

- 5 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

STRUCTURE PLAN: LOC1, CH1, DEV1

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.