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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Rear extension and alterations. 36 Crossbush Road, Felpham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed rear extension measuring approximately; 9.6m in width, 5.6m in depth and 3.3m in height.
SITE AREA	547 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.5m – 1.8m high close boarded fencing to rear.
SITE CHARACTERISTICS	Two storey detached dwelling with smooth cream rendered elevations, hipped roof with red tiles and rear conservatory to be replaced by proposal.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of a mix of 2 storey detached dwellings predominantly most with front gardens and the street has grass verges to either side.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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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

None

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 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 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/or legislative background.

CONCLUSIONS

The site is situated in a predominantly residential area which can largely be characterised by mixed style two storey detached dwellings with front gardens and grass verges to either side of the street. The proposal seeks planning permission for a single storey extension which will extend across the width of the rear of the property.

The proposed extension is considered to be of an acceptable design and scale in relation to the main dwelling and the surrounding plot. The scheme has been designed to include two low pitched roofs over both halves of the extension which is considered to have limited impact on neighbouring properties and encourages the extension to appear visually integrated with the main dwelling.

The proposal is single storey and as such no adverse overlooking to either neighbouring property is anticipated particularly due to the existence of 1.5-1.8m high close boarded fencing to the rear gardens boundaries. The low height of the proposal aided by the existence of the low pitched roofs over the extension is not considered to give rise to unacceptable levels of overshadowing or cause an overbearing affect.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy

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CONCLUSIONS

or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

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

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Rear extension and alterations

36 Crossbush Road
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 extension hereby permitted shall match in colour and texture those of the existing building.

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.

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3 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: DEV1, LOC1

LOCAL PLAN: 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.