PLANNING APPLICATION REPORT

REF NO: FP/82/08/

LOCATION: 27 Poulner Close
Felpham

PROPOSAL: First floor extension, garage extension and conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two-storey side extension to measure (at maximum) approximately; 5.5m in height, 5.4m in length, and 5.2m in depth
SITE AREA	Approximately 800 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Approximately 1.8m high close boarded fencing to east and west side boundaries, rear (south) boundary has flint wall and fencing 2m in height. Open front gardento highway
SITE CHARACTERISTICS	Detached two storey semi-detached property with detached garage to side. Block of two garages that serve properties No. 23 & 25 with driveway. Property has buff coloured brickwork with grey tile hanging to top half of property on front elevation with brown tiled roof
CHARACTER OF LOCALITY	Semi-detached and detached properties in close, ofsimilar style and design.

RELEVANT SITE HISTORY

FP/197/05/	Utility room extension.	Approve Cond 04-11-2005

REPRESENTATIONS

Representations received:
Felpham Parish Council

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Felpham Parish Council: Awaited

3 letters of objection:
Do not agree with Design and Access Statement
Appearance is far from traditional, unappealing and of unconventional design. Eyesore
Clearly visible from neighbours
Adverse impact on visual and residential amenities
Overdevelopment
Prominent corner site, so greater detrimental visual impact
Loft conversion may require planning permission
Overlooking and loss of privacy onto neighbouring properties

Comments on Representations received:

Differences of opinion of the content of the Design and Access Statement is not a material planning consideration. Neither is whether previous works to the property did or did not require planning permission.

The site is not a corner plot. It is set between propertie at the end point of a cul-de-sac.

Sufficient rear amenity land is retained, so the proposal is not considered overdevelopment of the site.

Simply being visible in the street scene is not reason to refuse an application.

For the reasons as set out in the conclusion section of this report, it is recommended that the planning application be refused.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up area boundary
PDR - Open Plan Condition

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual and residential amenities of the locality.

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 very basic design of the prominent first floor element of the extension does not integrate well with the existing building and results in the proposal being out of keeping with the established character of the street scene, to the detriment of the locality's visual amenities. Its harsh box shape, emphasised by a uncharacteristic flat roof and offset position viewed from the east elevation, jars with the softer elements of existing property. The postion and design of the first floor windows in the extension does not match the fenestration of the existing building which lessens the proposal's integration further.

Overlooking from the first floor window in the east elevation would be direct overlooking and loss of privacy onto the private rear garden of the neighbouring property to the northeast, No. 25 Poulner Close. That window would result in visual intrusion into the private rear garden of No. 25 to the detriment of the amenities of the occupiers of that property. This conflicts with the criteria in Local Plan Policy DEV19(iii).

Sufficient distance is retained between the extension and the remaining neighbouring properties, so avoiding adverse impact onto the residential amenities of the occupiers of those properties.

Nevertheless for the reasons as set out above, it is recommended that the planning application be refused, subject to the reasons set out overleaf.

RECOMMENDATION

REFUSE

1 The two-storey element of the proposal by reason of its design would detract from the symmetrical appearance of the house and of the adjoining semi-detached dwelling, would appear incongruous in the streetscene, and would be detrimental to the character of the area. Consequently, the proposed development would be contrary to policies DEV1, LOC1, CH1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

2 The proposed extension would be detrimental to the amenities of the occupiers of the adjoining property No. 25 Poulner Close, in conflict with policies DEV1 of the West Sussex Structure Plan and DEV19, GEN7 of the Arun District Local Plan.