

**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 garden to highway

**SITE CHARACTERISTICS**

Detached two storey semi-detached property with detached garage to side. Block of two garages that serve properties No. 23 &amp; 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, of similar style and design.

**RELEVANT SITE HISTORY**

FP/197/05/

Utility room extension.

Approve Cond  
04-11-2005**REPRESENTATIONS****Representations received:**

Felpham Parish Council

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 properties 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

DEV1

Arun District Local Plan:

DEV19

GEN7

Locational Strategy

High Quality Development

Extensions to existing residential buildings

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 position 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.



FOR INFO

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**PLANNING APPLICATION REPORT**

|                         |                                                        |
|-------------------------|--------------------------------------------------------|
| DESCRIPTION/<br>ADDRESS | - Utility room extension,<br>27 Poulner Close, Felpham |
|-------------------------|--------------------------------------------------------|

**THE SITE AND ITS SURROUNDINGS**

|                                       |                                                                                                                                                                                                                                                                                               |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | As above. The proposed side extension will measure approximately 4.6m in width (maximum), 4.8m in depth (maximum) and 2.8m (maximum) in height. The walls are brick with a felt flat roof.                                                                                                    |
| SITE AREA                             | Approximately 441 square metres                                                                                                                                                                                                                                                               |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                                                                                                                                                                           |
| TOPOGRAPHY                            | Flat.                                                                                                                                                                                                                                                                                         |
| TREES                                 | None affected by the proposal.                                                                                                                                                                                                                                                                |
| BOUNDARY TREATMENT                    | 1.8 metre high close-boarded fencing to east & west side boundaries, rear (south) boundary has flint wall + fencing 2m in height, open front garden to highway.                                                                                                                               |
| SITE CHARACTERISTICS                  | Detached two storey semi-detached property with detached garage at side. Block of two garages that serve properties No 23 & 25 with driveway. The property has buff coloured brickwork with grey tile hanging to the top half of the property on the front elevation with a brown tiled roof. |
| CHARACTER OF LOCALITY                 | Semi-detached and detached properties in close.                                                                                                                                                                                                                                               |

**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<br>PDR – Open Plan Condition |

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**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan : LOC1, DEV1  
 Arun District Local Plan : GEN2, 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**

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 the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding rural 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 proposed extension is to be sited on the side (east) elevation of the building adjacent to the existing single storey garage and approximately 13m from the front boundary. The proposal will project forward 1.5m from the existing garage but will not project forward of the existing dwelling and the height of the extension will be 600mm higher than the existing garage.

Given the proposal is single storey in design, adequate boundary screening and retention of approximately 2.5m between the extension and the eastern boundary, it is considered that any adverse impact resulting from the extension onto the neighbouring property to the east (No 25) is considered minimal.

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**CONCLUSIONS**

Therefore, having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, overlooking and loss of privacy.

Further, it is not considered that the extension would be obtrusive in the street scene, nor would it conflict with the established character of the area.

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

