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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Front single storey extension 9 Rife Way, Felpham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Front single storey extension measuring approximately 3.3 metres in height, 6.9 metres in length and 2.6 metres in depth with rendered brickwork, painted to match existing dwelling and roof tiles to match existing dwelling.
SITE AREA	Approximately 425 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	There is a tree preservation order on this site but it is not considered that any trees will be affected by this proposal.
BOUNDARY TREATMENT	Close boarded fencing to the front, approximately 1.5 metres in height. Eastern side boundary defined by close-boarded fencing of approximately 1.5 metres by the front of the property, raising to approximately 2 metres by the house. Western side boundary defined by some fencing approximately 1.5 metres in height, with hedging nearer the house.
SITE CHARACTERISTICS	One and a half storey detached property with white rendered brickwork, red roof tiles, white UPVC windows and porch to front. Design of property is very symmetrical. Gravel drive and grassed area to the front.
CHARACTER OF LOCALITY	Residential road with a mixture of properties, including some two-storey and some bungalows. Predominantly detached or semi-detached. No 11 Rife Way is a similar style property to No 9 Rife Way. However, No 7 is a larger two-storey property. Properties are staggered and there does not appear to be an established building line.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	None of Relevance	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No Objection.
LOCAL GROUPS	None
Letters of Representations	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	This is considered "minor development" under the category of "Householder" development and there is no need to consult the EA on this matter, but one of the mitigation measures proposed should be incorporated in the development, namely that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development should be incorporated where appropriate.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Southern Water Authority Interest Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, ERA4
Arun District Local Plan : GEN2, GEN7, GEN11, DEV19

PLANNING POLICY GUIDANCE

PPS1	-	Delivering Sustainable Development
PPS25	-	Development and Flood Risk

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

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None.

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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

This application is for a front single storey extension measuring approximately 3.3 metres in height, 6.9 metres in length and 2.6 metres in depth with rendered brickwork, painted to match existing dwelling and roof tiles to match existing dwelling.

Rife Way is a residential road with a mixture of properties. No 11 Rife Way is a similar style property to No 9 Rife Way, as it is also a one and a half storey property of a symmetrical design, but other properties in the immediate vicinity of No 9 Rife Way are varied. There is not considered to be an established building line and therefore an extension to the front of the property is considered acceptable in terms of its effect on the established character of the area.

It is considered that the siting, scale, form, design and materials of the property are acceptable. In particular, the symmetry of the building is maintained by the symmetrical design offered in this proposal. Further, the extension remains subservient to the main building. Screening along the boundary with No. 7 is provided by fencing of approximately two metres in height and therefore it is not considered that the extension will have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. Further, it is not considered that this proposal would have an adverse impact on the residential amenities of the neighbouring properties.

It is therefore recommended that the application is approved, subject to the following conditions.

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Front single storey extension. 9 Rife Way
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 building 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.

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 resistence techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)

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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: DEV1, LOC1, ERA4

LOCAL PLAN: GEN2, GEN7, GEN11, DEV19

NATIONAL POLICIES: PPS1, PPS25

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