

Parish: Fishbourne	Ward: Fishbourne
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**FB/17/03697/DOM**

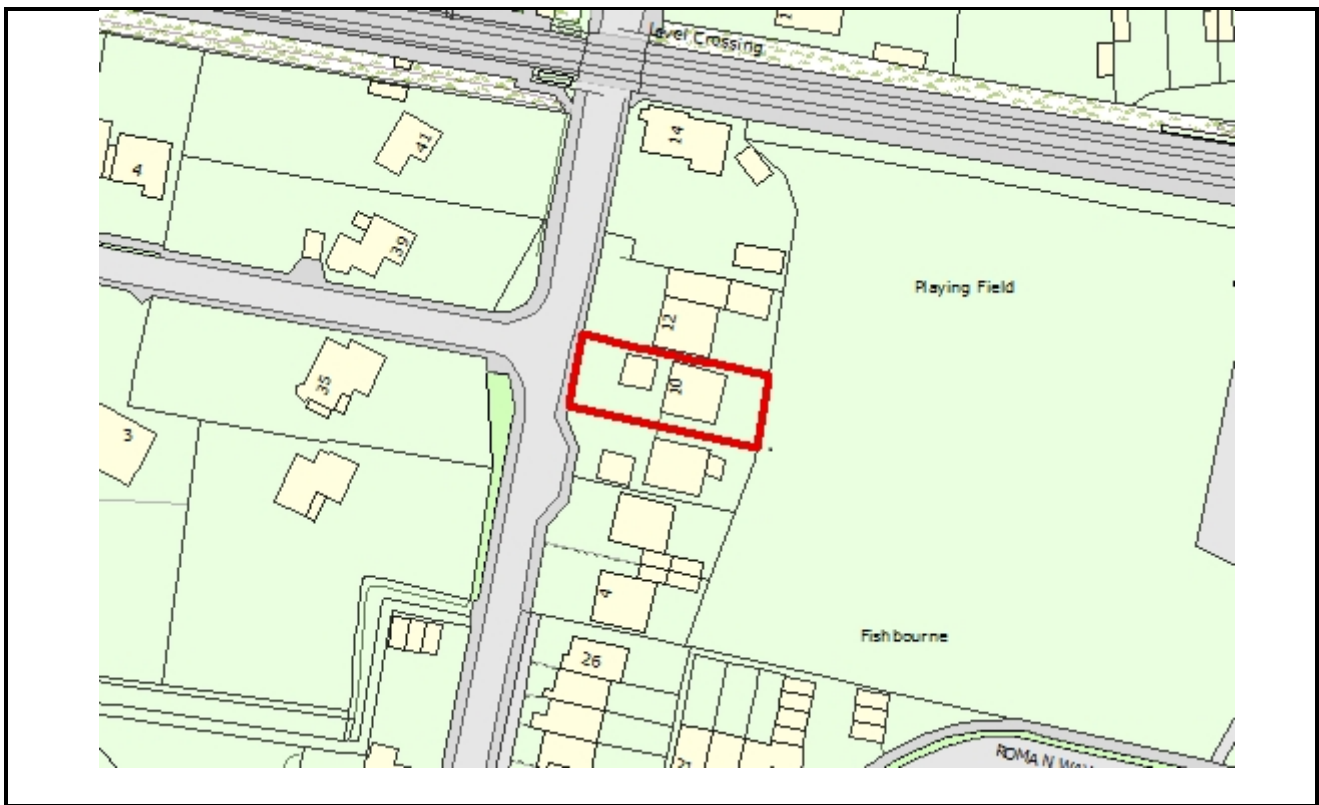
**Proposal** Proposed pitched roof over existing flat roofed garage and link extension, alterations and rear extension.


**Site** Strathisla 10 Salthill Road Fishbourne Chichester West Sussex PO19 3QH

**Map Ref** (E) 483594 (N) 104994

**Applicant** Mr S Murphy

**RECOMMENDATION TO PERMIT**



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**1.0 Reason for Committee Referral**

Applicant is an employee of the Council, or spouse/partner

## **2.0 The Site and Surroundings**

- 2.1 The application site is located on the eastern side of Salthill Road, a residential street within the settlement boundary of Fishbourne. The existing building on the site is a two-storey detached dwelling house with brick and tile hung elevations, white uvpc windows and a concrete tiled roof. The property shares a driveway with the neighbouring dwelling to the south, which mirrors the application property. The existing dwelling is set back from the highway, with a detached flat-roofed garage and hard standing positioned between the highway and the front elevation of the dwelling.
- 2.2 The neighbouring dwellings to the north and south are both 2 storey detached properties of a similar design to the application property. The neighbouring dwelling to the south has a detached garage within its front gardens.
- 2.3 The boundary treatments comprise a dwarf wall along the front of the property, a 2.5 metre high hedge on the northern boundary of the front garden, and a mix of close boarded fencing and vegetation along the southern boundary of the front garden and the around the rear garden.

## **3.0 The Proposal**

- 3.1 The application seeks planning permission to convert part of the garage to a bedroom with ensuite bathroom, including a pitched roof over the existing garage and a single storey link extension with a porch between the garage and the dwelling. In addition a single storey extension is proposed to the rear elevation of the main dwelling.
- 3.2 The footprint of the garage would remain as existing with the proposed pitched roof resulting in a height of approximately 4.2m. The proposed link extension with porch would measure approximately 3.4m (h) x 2m (d) x 6m (w). The proposed rear extension would measure approximately 3.5m (h) x 4m (d) x 5m (w).

## **4.0 History**

17/02206/DOM	WDN	Extension and alterations to existing residential property, comprising single storey flat roofed link between dwelling and existing garage building, partial conversion of garage, and new pitched roof to garage with dormer to form office space.
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## **5.0 Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	NO
- Flood Zone 2	NO
- Flood Zone 3	NO

Historic Parks and Gardens	NO
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## **6.0 Representations and Consultations**

### **6.1 Parish Council**

Fishbourne Parish Council has advised that it has no comment on this application.

### **6.2 Third Party Comments**

None received.

## **7.0 Planning Policy**

### **The Development Plan**

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. The Fishbourne Neighbourhood Plan was made on the 31st March 2016 and forms part of the Development Plan against which applications must be considered.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 33: New Residential Development

7.3 The relevant planning policies from the Fishbourne Neighbourhood Plan are as follows:

Policy D1: Good design.

### **National Policy and Guidance**

7.4 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

*For decision-taking this means unless material considerations indicate otherwise:*

- *Approving development proposals that accord with the development plan without delay;*
- and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.5 Consideration should also be given to paragraph 17 (Core Planning Principles), and section 7 in general relating to the requirement for good design.

#### Other Local Policy and Guidance

7.6 Planning Guidance Note 3: *Design Guidelines for Alterations to Dwellings and Extensions*, is material to the determination of this planning application.

7.7 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

### **8.0 Planning Comments**

8.1 The main issues arising from this proposal are:

- i) Design and impact upon visual amenity
- ii) Impact upon the amenity of neighbouring properties
- iii) Highway safety

#### Assessment

i) Design and impact upon visual amenity

8.2 The NPPF, policy 33 of the Chichester Local Plan and policy D1 of the Neighbourhood Plan seek to ensure that new development adds to the overall quality of the area, and respects its character in terms of the proportions, form, massing, layout, density, height, size and detailed design. Whilst there is minimal screening to the front of the property, it is considered that by reason of the siting, appearance and mass of the proposed extensions and alterations to the front of the dwelling the proposed garage roof and porch/link extension would be subservient to the main dwelling and would respect the character of the site and its surroundings.

8.3 The building is one of a pair, with the front elevation and garage mirroring the adjacent building to the south. Whilst the proposal would remove some of the existing symmetry between the two properties it is not considered that this would unduly detract from the amenity of these buildings given the building's overall character and the variety in the form of development in the surrounding area.

8.4 The rear extension would be significantly screened from the public realm by surrounding development. The proposed extension would have a shallow pitched roof and overall its scale and design would be subservient to the main dwelling. By virtue of the siting, scale and appearance of the rear extension it is considered that this element of the proposal would not detract from the visual amenity of the host dwelling or the surrounding area.

8.5 For the reasons set out above the proposal would comply with relevant policy and guidance in respect to its design and appearance and would be acceptable in this regard.

ii) Impact upon the amenity of neighbouring properties

- 8.6 The proposed garage roof would incorporate a hipped roofed design and in combination with its location in relation to the neighbouring property to the north it is considered that the proposal would not significantly impact on the amenities of neighbouring properties.
- 8.7 The proposed link/porch extension would be adjacent to an obscure-glazed non-habitable room window on the side elevation of the neighbouring property to the north. Due to the location and height of this window in relation to the existing development within the application site, combined with the proposed low height of the link extension, the proposal would not result in any significant harm to the amenity of the neighbouring property.
- 8.8 Turning to the rear extension; the nearest window on the rear elevation of the neighbouring dwelling to the north is a large living room window. The proposed extension would not extend beyond a 60 degree line drawn from the centre of this window on the neighbouring property. The proposal would therefore comply with guidance for rear extensions within *Planning Guidance Note 3: Design Guidelines for Alterations to Dwellings and Extensions*. In addition, the proposed extension would have a low eaves height and would be pitched away from the neighbouring dwelling which would reduce the impact upon the outlook and light to this neighbouring property. The proposal therefore would not have a significant adverse impact upon the neighbouring property to the north. In addition, due to the siting of the proposed rear extension adjacent to the northern boundary of the application site it would also not have a significant impact upon the dwelling to the south.
- 8.9 Overall it is not considered that the development would have a significant adverse impact upon the amenity of the neighbouring properties and therefore the proposal would accord with policy 33 of the Local Plan which seeks to safeguard the amenities of neighbouring properties.

iii) Highway safety

- 8.10 The proposal to convert part of the garage would reduce the space available for parking by one space. The hardstanding to the front of the property provides sufficient on-site parking and turning space for at least 3 no. cars, plus 1no. parking space would be retained within the garage. The provision of 4 parking spaces would meet the parking requirements for as required by West Sussex County Council. . As such the dwelling, as extended, would benefit from sufficient off-road parking and turning facilities to ensure that the proposal would not have an adverse impact upon highway safety in accordance with policy 39 of the Local Plan.

Conclusion

- 8.11 Based on the above it is considered the proposal complies with the neighbourhood plan and with Local Plan policies 1, 33 and 3, Neighbourhood Plan policy D1 and the core principles and section 7 of the NPPF. Therefore the application is recommended for approval.

## Human Rights

8.12 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

### **RECOMMENDATION**

**PERMIT** subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: STM1, STM3.

Reason: To ensure the development complies with the planning permission.

3) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

### **INFORMATIVES**

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Paul Hunt on 01243 534734