

AB/113/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Front entrance porch and dormer window at second floor 86 Ford Road Arundel
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey pitched roof front porch to measure (at maximum) approximately; 4.6m in height, 3.5m in length, and 1m in depth. Side hipped roof dormer to measure (at maximum) approximately; 2m in height, 1.5m in length, and 2m in depth.
SITE AREA	492 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected
BOUNDARY TREATMENT	Side and rear boundaries kept by close boarded fencing and hedging approximately 1m -2m in height
SITE CHARACTERISTICS	Semi-detached two-storey property with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with semi-detached two-storey properties in similar style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/160/88	Two storey side extension and balcony	Approved Conditionally 07-11-1988

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	Awaited
Southern Water	~~Awaited~~ No adverse comment

AB/113/06**POLICY CONTEXT****DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
Arun District Local Plan: 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 Noted

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 neighbouring properties

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

Given the development is visually integrated in terms of design and style to the existing property, existing boundary screening, retention of approximately 9m between the proposed side dormer and south boundary, and retention of sufficient distance between the proposal and boundaries, any adverse overlooking, loss of privacy, overbearing, and overshadowing

AB/113/06**CONCLUSIONS**

resulting from the proposed development onto neighbouring properties is considered minimal.

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 overshadowing, overbearing effect, loss of privacy or overlooking.

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

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




ARUNDEL**AB/113/06/**

Front entrance porch and dormer
window at second floor.

86 Ford Road
Arundel

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 roofs of the development 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 This permission relates to the plans as submitted and amended by substitute plans dated 20-09-2006

Reason: For the avoidance of doubt.

