

PLANNING APPLICATION REPORT**REF NO:** AL/101/11/**LOCATION:** Fernlea
Hook Lane
Aldingbourne**PROPOSAL:** New porch**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Pitched roof porch to the front of Fernlea, Hook Lane with hung tiles and cladding.
SITE AREA	687 Square Metres approximately.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1m high breeze block walling and post and chain fencing to front. The rear boundaries are kept by a mixture of 1.8m high close boarded fencing and 1m wire fencing.
SITE CHARACTERISTICS	Detached dormer bungalow with red brick elevations, pitched roof with brown ridge tiles.
CHARACTER OF LOCALITY	The property is sited along Hook Lane a generally linear form of development, it is semi rural and the existing development can largely be characterised by bungalows, chalet and two storey detached properties by varying designs. The neighbouring properties to the rear and side of the site are bungalows.

RELEVANT SITE HISTORY

AL/49/07/	Extension and alterations, including re-roofing existing and rooms in roof space plus attached garage and wind turbine.	Approve Cond 13-06-2007
AL/114/07/	Demolition of sub standard dwelling and erection of detached dwelling.	Approve Cond 16-01-2008
AL/46/08/	Amendments to planning consent ref No. AL/114/07 (Demolition of sub-standard dwelling and erection of detached dwelling)	Approve Cond 24-06-2008

None.

REPRESENTATIONS

Representations received:

No reps received.

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

POLICY CONTEXT

Designation applicable to site:
Outside Built up area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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POLICY COMMENTARY

PLANNING

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

PLANNING

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 the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations.

CONCLUSIONS

The site is situated outside the built up area boundary in a semi rural location, within a linear form of development which is largely characterised by bungalows, chalet and two storey detached properties of varying designs. The proposal seeks approval for a porch on the primary facade of

the dwelling.

The proposed porch will reconfigure the existing solid to void relationship on the dwelling's front facade, presenting a more attractive finish to the property. The porch is appropriate in terms of its scale and design with hung tiles and red brick to match the existing property.

In conclusion, the proposed porch would not be obtrusive in the street scene, nor would it conflict with the established character of the property or the surrounding area.

It is therefore recommended that this application is approved, subject to the conditions set out below.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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 development hereby approved shall be carried out in accordance with the following approved plans

Drawing No. 1

Drawing No. 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with DEV19 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.