

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: **AW/153/12/**

LOCATION: 1 Langley Grove
 Pagham

PROPOSAL: Porch extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Flat roof porch extension to front elevation and ramp access.
SITE AREA	Approximately 610 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front.
SITE CHARACTERISTICS	Detached, modern bungalow faced in brick with concrete tiled, pitch roof and uPVC glazing. Detached flat roof garage to side.
CHARACTER OF LOCALITY	Predominantly residential comprising a modern open plan residential estate of bungalows and dwellings. Nos 1-7 (odds) are modern bungalows of identical character and design.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection. Members had no objection to this application.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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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.

The Emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. It remains subject to public consultation and the formal adoption process as a whole, and it is therefore of very limited weight in terms of the decision making process at this stage.

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 the 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

DESIGN

The porch extension will measure 2.6 metres in height, 1.5 metres deep and 2.6 metres wide. It will be served by a new ramp access, 1100mm wide at gradient with a ramp platform 1200 x 1000mm. The porch will have a felt tiled flat roof and facing brickwork to match the main dwelling. It is a small scale extension that is visually subservient to the host dwelling.

VISUAL AMENITY

The surrounding area is an open plan residential estate of modern bungalows and dwellings of identical character and design. There is no formal boundary to the front garden and the proposal will therefore be visible within the streetscene. The porch is a small scale addition to the property

that is an appropriate design and scale. It will therefore have no adverse impact on the visual amenity and character of the surrounding area.

RESIDENTIAL AMENITY

The closest neighbouring properties are No 26 Pryors Lane to the east and No 3 Langley Grove to the west. Owing to the small scale of the porch/ramp and its proposed siting, there will be no adverse impact on the amenities of either adjoining neighbour.

It is therefore recommended that consent is granted, subject to the conditions outlined below.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article (8 right to respect to private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts (positive) have been identified upon those people with the following protected characteristics (age, disability).

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: location plan, existing and proposed floorplans and elevations, existing and proposed roof plan, received on 26 June 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the extension 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.

- 4 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, GEN2, DEV19

NATIONAL POLICIES: National Planning Policy Framework (2012)

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