

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

REF NO: AW/241/20/HH

LOCATION: 27 Oxford Drive
Aldwick
PO21 5QU

PROPOSAL: Porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal to construct a porch to the front elevation of the property.
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REPRESENTATIONS

No objection from Parish Council.

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Built up area boundary.

Tree preservation order.

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement.

DESIGN AND VISUAL AMENITY

The proposed porch will sit on the front west elevation of the property, there will be western red cedar vertical cladding with double glazed windows to the doors and windows of the porch.

The side elevation to the south and rear will remain unchanged as outlined in the plan labelled as proposed elevations.

As outlined in the proposed roof plan there will be a glass roof on the porch. The porch will measure out as 5.8sqm by 3000x1940mm.

Although the porch will not be constructed with the same materials the house is, it will not impact the street scene, the porch will be well integrated and subservient to the existing building.

There has been examples of porches constructed nearby to this location which have resulted in no adverse appearance on the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The block plan which has been submitted with this applications shows the location of the porch and over 13m away from any close by neighbours, therefore, there will be minimal impact from a neighbours point of view in terms of limiting light to their property.

The porch will be constructed on the front elevation of the property which will not be overlooking to neighbours gardens, there will be no overbearing view to the front, rear or side elevation.

The proposal is not deemed to harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

As outlined within the application form and block plan it is clear that there will be no impact on space lost for parking vehicles for the construction of a porch. There is sufficient room for a car park to the front garden and as such the works are not considered to result in an adverse impact upon highway or parking issues.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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 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 have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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:
- Block plan
 - Proposed ground floor plan and roof plan
 - Proposed elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.