

PLANNING APPLICATION REPORT

REF NO: **AW/248/10/**

LOCATION: 30 Oxford Drive
Aldwick

PROPOSAL: Proposed new porch to front of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed new porch measures approximately 5.4m in width, 2.250m in depth and 4m in height.
SITE AREA	Approximately 300 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open on all three sides.
SITE CHARACTERISTICS	Two storey detached property with covered way linked to garage on western side. The property has red brickwork, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising two storey terracedsemi-detached and detached with bungalows of various styles and designs.

RELEVANT SITE HISTORY

BR/227/68	Alterations	Refused 24-05-1968
BR/424/78	Porch	Approve Cond 20-06-1978

REPRESENTATIONS

Representations received:

Aldwick Parish Council
support

Members unanimously voted in favour of supporting this application.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
PDR - Open Plan Condition
Tree Preservation Order 2/58
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	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

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

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

The two storey property which is sited approximately 5m from the front boundary has an existing flat roof porch on the front elevation and the application seeks to demolish this structure and construct a pitched roof porch with store.

The existing structure is approximately 3.85m in width with a front projection of 1.3m at a height of

2.4m. The proposed new structure will be approximately 5.4m in width, front projection of 2.25m and a maximum height of 4m.

The proposed front porch by reason of its design is more in keeping with the existing building and visually subservient. It is not considered to be obtrusive in the street scene, nor would it harm the residential amenities of any neighbouring property by way of overbearing affect or affect the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

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 This permission relates to the following approved plans; Site 1:1250, Block 1:500, Floor/Elevations Drg No 1 received on 15th October 2010.

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 policy 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: GEN2, 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.