

PLANNING APPLICATION REPORT

REF NO: A/156/10/

LOCATION: 90 Downs Way
East Preston

PROPOSAL: Front porch extension to create ground floor WC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension measures approximately 2.5 metres in width by 1.1 metres in depth and 3.4 metres in height.
SITE AREA	Approximately 495 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open other than on the western boundary where there is approximately 1 metre high hedging.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling which has red brick elevation walls with painted render facing at ground floor level to the front elevation and brown tile hanging above it. There is an attached lean-to conservatory on the rear elevation and a detached flat roof garage on the eastern boundary which is set back from the front of the house. Works on the proposed porch had already commenced when the site visit was performed.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached bungalow and two-storey dwellings which are set back from the road. The frontages are generally open and lend to a spacious and planned character and appearance within the surrounding area.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:
Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

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.

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 proposed porch is currently under construction. It is positioned to the front of the dwelling and, therefore, will alter its appearance, as seen from the street. It is considered that the modest scale of the porch, the fact that it does not extend significantly towards the road therefore retaining the existing long, open front garden and the observation that a number of nearby dwellings already have similar structures on their frontage demonstrates that the porch will not

produce a harmful impact towards the character and appearance of the surrounding area.

The modest scale of the proposed structure will ensure that it maintains visual subservience towards the existing dwelling whilst the pitched roof design and choice of materials for external finish will produce an effective visual integration with the existing dwelling.

With regards to the amenities of neighbouring residents, the aforementioned modest scale of the proposal will prevent it from having an unacceptably overbearing or overshadowing impact towards neighbouring residents whilst windows will face towards the hedging on the southern boundary and towards the road respectively and, therefore, would not offer intrusive views into neighbouring property. As the window on the frontage of the proposed elevation will serve a WC, it is considered prudent to attach a condition requiring this window to be permanently obscure glazed, in the interests of privacy.

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

RECOMMENDATION

- 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:-

2505-01 - Revision A;

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

- 3 The window serving the WC on the northern elevation of the porch extension shall at all times be glazed with obscured glass.

Reason: To protect amenities and in the interests of privacy in accordance with policies GEN7, DEV19 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.