

PLANNING APPLICATION REPORT

REF NO: **A/87/10/**

LOCATION: 12 Thakeham Close
East Preston

PROPOSAL: Proposed porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal measures 4 metres in length by 2 metres in width and 3.4 metres to ridge height. A new ground floor window would also be installed on the front elevation, to replace the existing door.
SITE AREA	Approximately 291 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is approximately 1.2 metre high timber featherboard fencing on the front (eastern) boundary that continues round to part of the northern boundary where it steps up to approximately 1.8 metres in height.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling which has yellow brick elevation walls with a section of tile hanging at first floor level to the front. The roof is tiled and gabled. The main entrance is to the side of the dwelling and has an overhanging flat roof porch. There is a conservatory extension to the rear extension which would be deemed as permitted development. To the rear of the site is a pair of detached flat roof garages.
CHARACTER OF LOCALITY	The site is located on a corner plot at the junction between two residential roads which are characterised by a relatively high density development of semi-detached two-storey and chalet style dwellings. The site faces towards a grass verge and the A259 to the north.

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 extension would be visible from Thakeham Close to the east and Arlington Crescent to the north although the existing site boundary treatment will screen the bulk of it. It is considered that the modest scale of the development and the presence of similar extensions at nearby properties such as 1 Burwash Close would ensure that the proposal would appear in

keeping with the character and appearance of the surrounding area.

It is considered that the proposed extension would relate sympathetically towards the existing building in terms of design and scale. The dimensions of the proposal are modest and it would therefore appear visually subservient to the existing dwelling. The use of a pitched roof would compliment the pitched roof of the existing dwelling whilst its eaves height would match that of the rear conservatory and help produce an integrated appearance to the extensions made to the existing dwelling.

The proposed extension would not adversely impact upon the amenities of neighbouring properties. Its modest scale would prevent it from appearing overbearing or from causing overshadowing and all new windows would be at ground floor level and would have views interrupted by the existing site boundary treatment. In any case, the windows do not look directly towards any neighbouring windows.

It is therefore recommended that the application is approved 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:-

10/3734/1; 10/3734/2: All plans date stamped 23-06-2010

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 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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 22 and full reasons

appear in the Officer report.