

PLANNING APPLICATION REPORT**REF NO:** BN/11/11/**LOCATION:** Rose Cottage
Yapton Road
Barnham**PROPOSAL:** Proposed open entrance porch to front door**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 940 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The property flanks Yapton Road. Timber gate 1.8m high, and hedging 1.8m high to drive, the remainder of which is open.
SITE CHARACTERISTICS	The site is a two storey detached property with cream painted brick/stone elevations. The roof is hipped with clay tiles. Windows are white painted timber casements.
CHARACTER OF LOCALITY	The site is located in a residential road of properties of various style.

RELEVANT SITE HISTORY

BN/5/97	Extension of kitchen and provision of conservatory	Approve Cond 03-07-1997
BN/7/49	Alterations	Approve 22-12-1949
BN/15/67	Construction of new extension on rear of existing property	Approve Cond 09-08-1967
BN/34/69	Construction of extension	Approve Cond 17-12-1969
BN/9/72	Erection of garage	Permit'd Devel 14-06-1972

BN/7/49/A

Alterations and drainage

Permit'd Devel

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPB6	Management of the Historic Environment
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

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

This application seeks planning permission for the construction of a porch at Rose Cottage, Yapton Road.

The proposed porch would measure approximately 2.5m in width, 1m in depth, and would have a monopitched roof reaching a maximum height of approximately 2.9m. The proposal would also include the addition of a wall approximately 0.8m high and 1m wide on the north-eastern elevations of the property.

All elevations are to be constructed with painted brick and flint, the roof is to be of reclaimed clay tiles and the window is to be single glazed timber casement.

It is considered that the scale, design and materials of the proposed porch are such that they would be in keeping with the existing dwelling and would not have a significant impact on the visual or residential amenities of the locality, or the character of the Listed Building.

It is therefore recommended that the application be 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 The development hereby approved shall be carried out in accordance with the following approved plans; location and site plans, proposed floor plans and elevations received 11th April 2011.

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 porch hereby approved shall be constructed with those materials as detailed in drawing no. 002 and the application forms received 11th April 2011. Samples of the roof tiles shall be submitted to and approved by the Local Planning Authority and the samples approved shall be used in the construction of the development hereby approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the Listed Building 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,PPS5

SOUTH EAST PLAN; BE6

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