PLANNING APPLICATION REPORT

REF NO: EG/69/08/

LOCATION: 1 Waterworks Cottages
Fontwell Avenue
Eastergate

PROPOSAL: New porch to front of property and ground floor extension under existing first floor to side of property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	New porch to front of property, measuring approximately 2.3 metres wide, 1.2 metres deep and 3.6 metres high.
SITE AREA	Approximately 826.5 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick pillars with intervening timber panels 1.8 metres high form the northern boundary, adjacent to no.2 Waterworks Cottages. A 1.8 metre timber fence runs along the southern boundary, whilst the front boundary comprises of a 2.2 metre hedge and 1.8 metre timber fence.
SITE CHARACTERISTICS	The dwelling is a two storey semi-detached property with a gabled front. The first floor is rendered whilst the ground floor is of brick construction. The roof is of plain tiles.
CHARACTER OF LOCALITY	Residential with a mixture of bungalows and two storey houses.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Eastergate Parish Council

Awaiting response

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
Comments noted

POLICY CONTEXT

Outside the built up area boundary.
Class A road.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
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

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 application includes a proposal for the addition of a ground floor extension

under the existing first floor to the side of the property. As such this element of the application is considered to be permitted development.

The application also includes the proposed construction of a porch to the front elevation of the dwelling, which does require planning permission. It is to have a gabled roof to match the remainder of the property. It is proposed that the tiles, brick work and rendering would also match the existing. As such it is deemed that the proposal would not be incongruous or detrimental to the appearance of the dwelling.

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 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

STRUCTURE PLAN: DEV1, LOC1

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.