

PLANNING APPLICATION REPORT

REF NO: P/10/10/

LOCATION: 19 East Mead
Pagham

PROPOSAL: Proposed porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 390 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front.
SITE CHARACTERISTICS	The site is a single storey semi detached bungalow dwelling with brick faced and rendered elevations and a concrete tiled pitched roof.
CHARACTER OF LOCALITY	The site is located in a residential cul-de-sac of properties of a similar style.

RELEVANT SITE HISTORY

P/99/09/CLP	Application for a Lawful Certificate for a Proposed development for a front porch	PP Required 20-01-2010
-------------	---	---------------------------

REPRESENTATIONS

Representations received:

No Objection

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Permitted Development Restriction
Open Plan Condition

DEVELOPMENT PLAN POLICIES

South East Plan:

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

SUPPLEMENTARY POLICY GUIDANCE

PDS Pagham Parish Council's Village Design
Statement by PaghamPC

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 19 East Mead Pagham.

The proposed porch would measure approximately 2.6m in width, 2.6m in depth, and would have a flat roof approximately 2m high.

The porch would have brick faced and rendered elevations with upvc glazing, to match that of the existing dwelling. It is considered that by reason of its scale, design and materials, the proposed

porch would be in keeping with the existing dwelling, and therefore would not have a significant effect on the visual amenities of the locality.

The height of the porch, and its distance from the boundary, is such that it is not considered to have a overbearing impact on the adjacent property, no.17 East Mead. Furthermore, the garage of no.17 lies parallel to the proposed porch.

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 This permission relates to the following approved plans; location and block plan, proposed floor plans and elevations, received 11th February 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 **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

PAGHAM VILLAGE DESIGN STATEMENT

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.