

PLANNING APPLICATION REPORT**REF NO:** P/123/08/**LOCATION:** 17 Cardinals Drive
Pagham**PROPOSAL:** Single storey front extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed porch will measure approximately 2.95 metres in length and 1.7 metres in width and 3.6 metres in height.
SITE AREA	Approximately 568 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary of the site has an approximately 1 metre high brick wall with the side boundaries, to the front of the dwelling, having hedging of a similar height.
SITE CHARACTERISTICS	The site is occupied by a semi-detached bungalow dwelling which has red brick walls, with a section of painted render under the side roof gable. The roof is gabled and tiled. There is a single storey lean-to extension running along the side of the original building and to the rear and there is also a single storey flat roof rear extension.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by a linear arrangement of semi-detached bungalow dwelling which have been largely unaltered to the front. Nearby properties to the north, numbers 17 and 21 Cardinals Drive, have had small flat roof porches attached to their front doors.

RELEVANT SITE HISTORY

P/4/92	Extension to bungalow at rear forming new lounge and kitchen	Approve Cond 20-02-1992
--------	--	----------------------------

REPRESENTATIONS

Representations received:

Pagham 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

Open Plan Condition

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 proposed porch will be to the front of the existing building and will become its most advanced section in relation to the street. It will therefore become a visible part of the street scene, however, it is considered that it will not have a detrimental impact on the character and appearance of the surrounding area due to its moderate scale, particularly in relation to surrounding buildings, and its design features. It is considered that it will not conflict with the desired open plan layout, although it is noted that many properties on the road have front and side boundary treatment. It is also noted that there are neighbouring properties with porches to the front, these are flat roof and the proposal is considered to have a more appropriate appearance than these.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. Its height will be below that of the existing building and it is therefore considered that it will appear visually subservient to it. The gable roof of the structure is considered to compliment the main gable roof and to relate well towards the existing side gable end to the house. The eaves height of the roof of the proposal will match that of the main building and this feature, along with its central positioning, will retain a uniform appearance to the roofing and the front of the house.

The proposed porch will be single storey and will only extend approximately 2.7 metres from the front of the house. It is therefore considered that it will not appear overbearing towards neighbours, or be the cause of overshadowing. There will be no opening other than the front door which faces towards the road and, owing to this, it is considered that there will be no unacceptable overlooking towards neighbouring properties possible.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

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 materials and finishes of the external walls and roof of the porch hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and 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

STRUCTURE PLAN: LOC1, DEV1

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.