P/9/08

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Front porch extension 10 Sea Way, Pagham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As Above. The proposed extension will measure approximately 4.8 metres in length by approximately 1.7 metres in width and stand at a height of approximately 2.5 metres.
SITE AREA	Approximately 367 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Sloping slightly downwards from east to west.
TREES	None affected by proposal.
BOUNDARY TREATMENT	The boundary around the front of the house is marked by an approximately 50cm high brick wall.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow with a pantile gable roof and elevations which are brown brick towards the base of the dwelling with tile hang uppers. There is a detached flat roof garage and an existing flat roof front extension which houses part of the lounge and a porch at the front door.
CHARACTER OF LOCALITY	The site is located in a residential area which is characterised by detached bungalow dwellings of similar designs and sizes. There are flat roof single storey front extensions, similar to that of the proposal, on a number of nearby houses including the adjacent property to the north (No. 8 Sea Way).

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited.
Local Groups	None.
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-Up Area Boundary.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1,
Arun District Local Plan : GEN2, GEN7, DEV19

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 residential and visual amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of 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 seeks permission for the erection a flat roof single storey extension to the front of the property. The extension will replace the existing flat roof single storey extension at the front of the property and will increase the size of the lounge and the porch.

CONCLUSIONS

The proposed extension will be to the front of the house and as such it will alter the appearance of the street scene. The extension, at a width of approximately 1.7 metres will not result in a significant advance of the building line towards the highway. Further, it is noted that there are a number of neighbouring properties which currently have single storey flat roof front extensions and consequently it is not considered that the proposal will produce an adverse effect upon the established character and appearance of the surrounding area.

The dimensions of the proposal are considered to be moderate so as to give it a visual subservience to the main dwelling. The integration of the proposal with the main dwelling will be assisted by the choice of finishing for the external walls and it is considered prudent to attach a condition requiring the use of matching materials to the main dwelling for the external walls.

The proposal is not considered to be of a scale which would be sufficient to harm the amenities of neighbouring residents by way of overshadowing or overbearing. The proposal will have glazing on the north, east and south elevations. The nearest neighbouring properties to the north and south are some 2.5 and 3 metres from the proposal respectively. The nearest property to the east is approximately 18 metres away. The distances to neighbouring properties, combined with the fact that the north and south windows face towards similar porch windows at neighbouring properties and the highway is between the proposal and the nearest property to the east, are considered to ensure that there will not be the opportunity for a demonstrable level of overlooking from the proposal.

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

RECOMMENDATION P/9/08/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: P/9/08/

1 **To Addressee**

2 **Site Address**
10 Sea Way
Pagham

3 **Description of Development**
Front porch extension

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

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CONDITION 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).

CONDITION 2 The materials and finishes of the external walls of the building 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.

CONDITION 3 This permission relates to the plans as submitted and amended by substitute site plans dated 27th February 2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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.

Case Officer: Mr J Smith