PLANNING APPLICATION REPORT

REF NO: **R/137/09/**

LOCATION: 10 Pigeonhouse Lane
Rustington

PROPOSAL: Porch to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed porch measures approximately 2 metres square and 4.1 metres in height.
SITE AREA	Approximately 741 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None.
BOUNDARY TREATMENT	The front of the site is open with a lawn area between the dwelling and the highway.
SITE CHARACTERISTICS	The site is occupied by an L-shaped bungalow dwelling which has brown brick elevations and a tiled roof with gable ends on the north and east slopes and a hipped end on the south slope. The roof overhangs slightly to the front, forming shelter over the front door. There is a detached garage on the southern boundary set in line with the dwelling.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised, predominantly, by detached bungalow dwellings that are equally spaced with open lawns to the front.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:
Rustington Parish Council
Awaited
Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-up area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPCC1	Sustainable 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 located to the front of the existing dwelling and therefore will form a visible part of the street scene. It is noted that a similar property, No. 19 Pigeonhouse Lane, which is on the opposite side of the road has a glazed conservatory. The proposal is of a moderate scale and will not bring the building any further towards the highway, therefore it is not considered that it will have a harmful visual presence on the street scene.

The proposal will have a ridge height which is lower than the existing roof and will therefore appear subservient to the existing building. The eaves height of the roof will match the existing roof ensuring a smooth transition whilst the pitched design compliments the existing pitched roof.

The proposal is of a moderate scale, is situated away from the edges of the site and its ground floor level side window will look towards the wall of the detached garage on the site. It is therefore considered that it will not produce any unacceptable overlooking, overbearing or overshadowing impact towards neighbouring properties.

It is therefore recommended that this 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

SOUTH EAST PLAN: CC1

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.