

R/341/06/**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Demolish existing lean-to porch, provision of new porch. 11 Botany Close, Rustington.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The new porch will measure approximately; 1.9m in width and 2.8m in length with a flat roof at a height of approximately 2.3m.
SITE AREA	Approximately 0.21 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Front is open with approximately 1.5m high wall to the west and various bushes to the rear.
SITE CHARACTERISTICS	A two storey detached dwelling formed of green painted brick and render with a brown tile hung upper. Roof is pitched and formed of brown pantiles. Existing run-down side porch extension.
CHARACTER OF LOCALITY	A residential road comprising a variety of detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/47/79	Erection of Car Port for one car to existing dwelling on north end of Western elevation.	Approved Conditionally 14-03-1979
R/56/95	Retrospective application for the erection of a conservatory in 1992.	Approved 25-05-1995

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	Awaited No objection
Local Groups	None
Others	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 visual and residential 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 the visual amenities of the locality or the 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

This proposed porch will replace an existing larger run-down porch extension to the west elevation of the dwelling. Whilst the existing porch is built up to the neighbouring boundary, the proposed replacement porch will retain a 1m gap to the boundary and will be flat roofed

R/341/06/**CONCLUSIONS**

rather than pitched. The reduced footprint of this extension will therefore minimise effects on residential amenity. Whilst accepted that the proposed west elevation window will face a neighbouring side door, this will be adequately screened and at a distance of approximately 3m to minimise overlooking.

The replacement of the existing porch is considered to represent an enhancement to the appearance of the dwelling, and is not considered to compromise the established character of the surrounding area.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

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

RUSTINGTON**R/341/06/**

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Rustington

RECOMMENDATION

Approve Conditions

- 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 of the extension 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 This permission relates to the plans as submitted and amended by substitute plans dated 9th January 2007.

Reason: For the avoidance of doubt.

