

PLANNING APPLICATION REPORT

REF NO: Y/51/10/

LOCATION: Willows
Hoe Lane
Flansham

PROPOSAL: Addition of canopy and porch to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.6 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Ranch style fencing to front.
SITE CHARACTERISTICS	The site is a large two storey detached dwelling with brick faced and white cladded elevations and a pitched roof.
CHARACTER OF LOCALITY	The site is located in a semi-rural area, on a residential road of predominantly detached properties of a traditional style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3 GEN7 DEV19	Protection of the Countryside The Form of New Development Extensions to existing residential buildings
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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

This application seeks planning permission for the construction of a porch/canopy to the front of Willows, Hoe Lane.

The proposed porch would measure approximately 5m in width, 2.1m in depth, and 3.3m in height. The proposal also seeks to place a gable over the existing porch, reaching a maximum height of approximately 3.9m.

The proposed porch/canopy, would be visible from, the street scene. However, it is considered that by reason of its scale, form and design, the proposed development would be in keeping with the existing dwelling and as such would not have a significant impact on the visual amenities of the locality.

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; drawing no's P02a, S03, P01, received 28th June 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: GEN3, 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.