Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0562/13

Site: **Elder Cottage Ropewalk**

Proposal: **Front porch**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front porch to measure (at max) 3.5 metres in height,1 metre in length, and 3.2 metres in width.

The application property is a detached property with brown bricks and hanging tiles. Its principal upper floor windows at the front are set within the roof slope/eaves of the building.

Relevant Planning History
None

Consultations
Adur & Worthing Councils: The **Environmental Health** contamination officer *requests the imposing of precautionary contamination condition*

Arboricultural Officer comments: *Taken a look at these trees. All the protected trees are in reasonable condition and worthy of continued protection under the existing order (Adur TPO No. 2 of 1976). Assuming that the porch will not require foundation works beyond the existing building line, I do not consider that this development will affect the trees.*

Representations
None

Relevant Planning Policies and Guidance
Adur Local Plan: AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The new porch is of a well integrated design on the modern building and would not be harmful visually.

Residential amenity – effect on existing dwellings

This development is physically removed from immediate neighbours so as to avoid harm to their living conditions.

Contamination

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk.

Protected Trees

There are protected trees on the site (at the front of the building). However the Council's arboriculturist has raised no objection to the proposal with regard to its impact upon the health and longevity of the trees.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment, including protected trees, and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Standard time
2. Approved plans
3. Exterior materials to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to

be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer
Signed: Matthew Porter Date: 6-6-2013

Authorised and signed by: Peter Barnett Date: 7 June 2013