

Parish: Chichester	Ward: Chichester West
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CC/17/02284/DOM

Proposal New front porch.


Site 54 Oliver Whitby Road Chichester West Sussex PO19 3LW

Map Ref (E) 485007 (N) 105301

Applicant Mr P West

RECOMMENDATION TO PERMIT



	NOT TO SCALE	Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803
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1.0 Reason for Committee Referral

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Applicant is employed by CDC.

2.0 The Site and Surroundings

2.1 The site is located on a residential road within Chichester. There is uniformity to the design, form and proportions of the properties. The properties in the vicinity are of a 1950s appearance and are predominantly two storeys in height. The properties in this area have been subject to extensions. The general approach to external materials comprises of red/brown brick walls, tile hung first floor walls and plain clay roof tiles.

3.0 The Proposal

3.1 A porch to the front of the property is proposed. This would include a veranda and an enclosed porch. The veranda would be formed by a hipped mono pitched roof supported by posts and the enclosed porch would include cavity walls and a hipped roof.

3.2 The eaves height would measure 2.35m and the ridge height 3.8m. The overall width would measure 8.7m whilst the depth of the veranda element would be 1.5m and the enclosed porch element would be 2m in depth.

4.0 History

04/02052/DOM PER Single storey rear extension.

5.0 Constraints

Listed Building	No
Conservation Area	No
Rural Area	No
AONB	No
Strategic Gap	No
Tree Preservation Order	No
- Flood Zone 2	No
- Flood Zone 3	No
Historic Parks and Gardens	No

6.0 Representations and Consultations

6.1 City Council

None to date

6.2 WSCC Highways

No objection. In summary,

The plans demonstrate that space is provided to allow two vehicles to park on the hardstanding fronting the property; the measurements meet the required WSCC minimum 2.4m x 4.8m for a single parking space. A turn on site is not possible however the use of this parking area is an existing practise in this location and has been functioning for some time with no known Highways Safety concerns. The proposal utilises the existing dropped kerb facility and no alterations are proposed to the access. Recommend a condition securing parking.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Chichester at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles) and section 7.

Other Local Policy and Guidance

7.5 The following documents have also been considered;

Surface Water and Foul Drainage SPD

Chichester District Council's Planning Guidance Note 3, Design Guideline for Alterations to dwellings and extensions (revised September 2009) (PGN3)

CDC Waste Storage and Collection Guidance

7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The application site lies within a built up area where domestic extensions and alterations are generally acceptable in principle subject to their detailed design and their impact upon neighbours for example. The main issues arising from this proposal are:

- i. Impacts on visual amenities
- ii. Impacts on neighbouring amenities
- iii. Parking and Highway safety

Assessment

- i. Impacts on visual amenities

8.2 The porch and canopy would be of a design, height, size, scale, bulk, mass, proportions and form that would respect the existing distinct character and quality of the site and surroundings.

8.3 The external finish materials are proposed to match the existing brick and tiles and this approach would assist with the visual integration of the development.

8.4 Overall and on balance the proposed development is considered to comply with section 7 of the NPPF (design) and CLP policies 2, 33, 40 and 47.

- ii. Impacts on neighbouring amenities

8.5 The proposal represents a small extension to the host dwelling. The majority of the additional impact as a result of this development would be to the neighbouring property to the northeast of the application site. The extension would not exceed the 60 degree line taken from the closest habitable room window, as guided by the Chichester District Council Planning Guidance Note 3. Furthermore the proposal would be of a size and scale that would not be overbearing or oppressive to the living conditions of the neighbouring properties.

- 8.6 To the southwest the neighbouring property projects forward of the front elevation of the application property. Therefore the proposal would only project slightly forward of this neighbouring property. The roof to the porch would be hipped and the additional impact in this direction would be limited.
- 8.7 The properties to the northwest are separated by the road and given the scale of the proposal the amenity of adjacent properties would not be impacted upon by the proposal. Bearing in mind the scale and design of the proposal it would be sympathetic to neighbouring amenities in accordance with paragraph 17 of the NPPF and policy 33 of the CLP and would also conform to PGN3.

iii. Parking and Highway Safety

- 8.8 The existing space for parking to the front of the property would be reduced as a result of the proposal however, there would remain space for parking of two cars provided the two bays within the canopy are utilised for parking. The LHA have not objected to the proposal and have suggested a condition to ensure parking is achieved within the above mentioned parking bays.
- 8.9 Considering the above the development is considered to comply with paragraph 32 of the NPPF and policies 8 and 39 of the CLP.

Conclusion

- 8.10 Based on the above it is considered that by reason of its siting, scale and design the proposal complies with development plan policies 1, 2, 33 and 39 and therefore the application is recommended for approval.

Human Rights

- 8.11 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: 001, 002 and 499677/01.

Reason: To ensure the development complies with the planning permission.

- 3) **No part of the development hereby permitted shall be first occupied** until the car parking has been constructed and laid out in accordance plans and details that shall first be submitted to and agreed in writing by the Local Planning Authority. The agreed parking shall only be implemented in accordance with the agreed details and shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of ensuring sufficient car parking on-site to meet the needs of the development and to ensure the development does not result in obstruction of the Highway which includes the pavement and in the interest of highway safety.

- 4) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

- 5) Any new external surfaces in connection with this development shall be constructed using porous materials.

Reason; in the interest of managing localised flooding from surface water management.

INFORMATIVES

- 1) 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.

For further information on this application please contact Maria Tomlinson on 01243 534734