

Report to: PLANNING COMMITTEE

Date: 07 January 2015

Report from: Development Manager

Application Address: 38 Normandy Road, Hastings, TN34 2ND
Proposal: Construction of a white PVCu porch to the front elevation
Application No: HS/FA/14/00933

Recommendation: Grant permission

Ward: SILVERHILL
File No: NO45038
Applicant: Mrs Scott per Hastings Windows Ltd 7 Haylands Industrial Units Maunsel Road St Leonards-on-Sea, East Sussex. TN38 9NN

Interest: Freeholder
Existing Use: Residential

Policies

Hastings Local Plan 2004: DG1
Conservation Area: No
National Planning Policy Framework: No Conflict
Hastings Planning Strategy: No Conflict
Hastings Local Plan, Development Management Plan, Revised
Proposed Submission Version: DM1

Public Consultation

Adj. Properties: Yes
Advertisement: No
Letters of Objection: 0
Petitions Received: 0

Application Status: Not delegated - Applicant is related to a serving Councillor

Summary

It is proposed to erect a porch to the front of this semi detached house. The porch is larger than that allowed under "permitted development" so an application is required.

The Site and its Location

The application site is one of a pair of semi-detached houses of mid to late 20th century design, set up on a bank above the road. The development in the surrounding area is of a similar design. The properties on this side of Normandy Road adhere to a well defined building line.

Details of the Proposal and Other Background Information

It is proposed to erect a glazed upvc porch with a mono-pitched roof to the front of the property. It would be 3.5m wide, 1.8m deep with a maximum height of 2.8m

Previous Site History

None relevant

Details of Consultations

No objections have been received

Planning Considerations

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".

While this porch would project beyond the established building line, a slightly smaller porch could be constructed without the need to submit a planning application. There are porches on other properties in the vicinity, and it is considered that the proposal is acceptable and will not detract from the visual amenities of the area. The porch will have no impact on daylight, sunlight or privacy to neighbouring residents.

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing; proposed

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Officer to Contact

. Applications Hotdesk, Telephone 01424 451090

Background Papers

Application No: HS/FA/14/00933 including all letters and documents