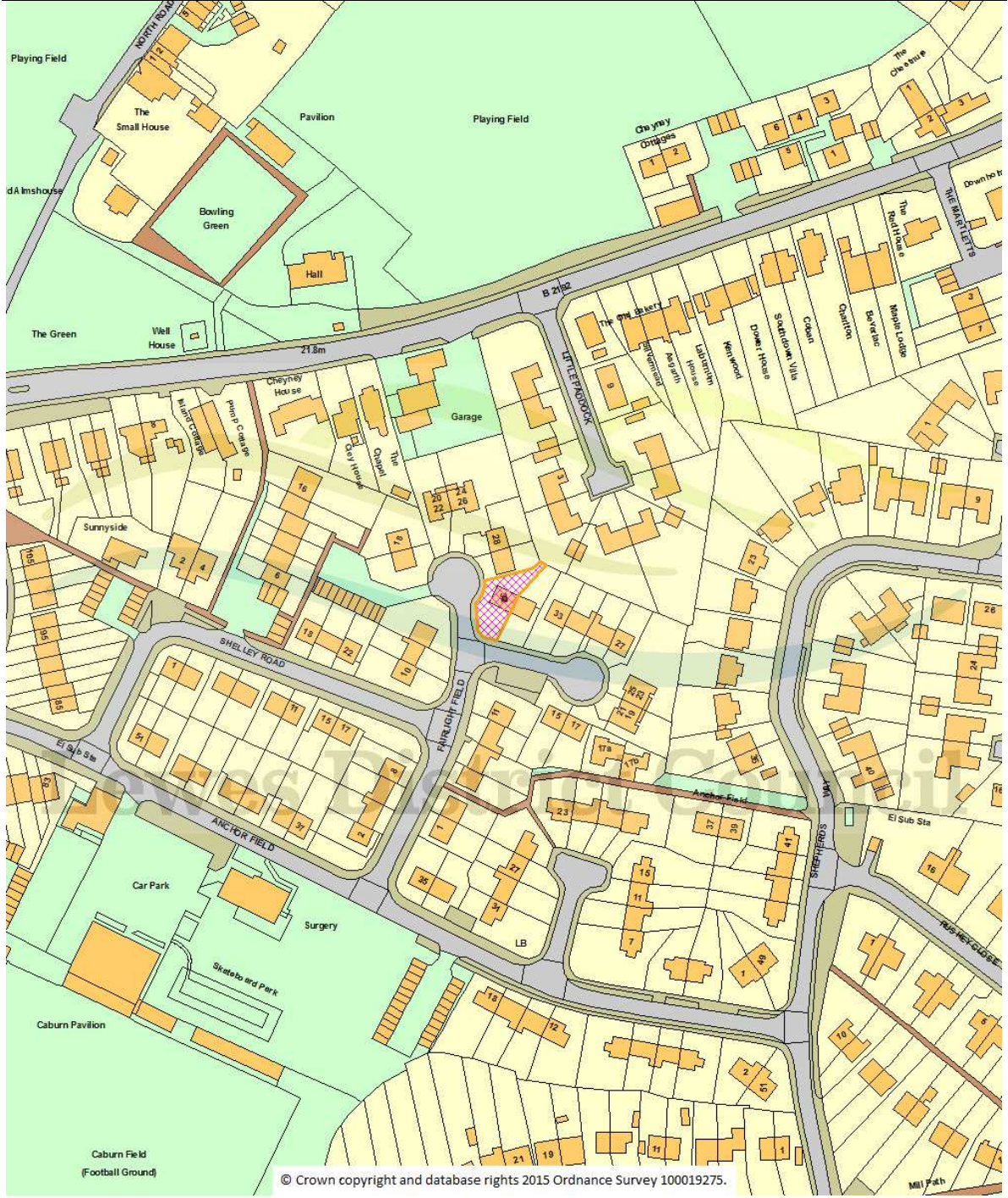


<b>APPLICATION NUMBER:</b>	LW/17/0542	<b>ITEM NUMBER:</b>	<b>13</b>
<b>APPLICANTS NAME(S):</b>	Mr & Mrs Mouland	<b>PARISH / WARD:</b>	Ringmer / Ouse Valley & Ringmer
<b>PROPOSAL:</b>	Planning Application for Proposed front porch and internal alterations		
<b>SITE ADDRESS:</b>	32 Fairlight Field Ringmer East Sussex BN8 5QP		
<b>GRID REF:</b>	TQ 44 12		



## **1. SITE DESCRIPTION / PROPOSAL**

1.1 The application property is a semi-detached dwelling located on the eastern side of Fairlight Field and on the northern arm of a short cul-du-sac which consist of semi-detached and terraced houses.

1.2 The proposal is to enlarge an existing entrance porch. The application has been submitted to the Committee for consideration as the applicant is a member of staff.

## **2. RELEVANT POLICIES**

**LDLP: – CP11** – Built and Historic Environment & Design

**LDLP: – ST03** – Design, Form and Setting of Development

**LDLP: – RES13** – All extensions

**LDLP: – RNP91** – Policy 9.1-Design, Massing and Height

## **3. PLANNING HISTORY**

None.

## **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

**Ringmer Parish Council** – to be reported.

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

No neighbour representations received.

## **6. PLANNING CONSIDERATIONS**

6.1 The existing porch measures 0.8 x 2.2m and 3.2m high, with a mono pitch roof which pitches back to the dwelling. The proposed porch would measure 2.9 x 2.7m and be 3.4m high with a pitch roof with a full hip to the south. With brick walls and a clay tiled roof, the materials as well as the design will match the existing dwelling as well as a similar porch which has been constructed on the adjacent dwelling at number 35.

6.2 The proposal is considered to respect the proportions of the main dwelling and would balance the appearance by matching the existing porch on the adjacent dwelling. There would be no detrimental impact on residential amenity or the wider street scene.

## **7. RECOMMENDATION**

7.1 That planning permission is granted.

### **The application is subject to the following conditions:**

1. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

## INFORMATIVE(S)

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.

### **This decision is based on the following submitted plans/documents:**

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	23 June 2017	
Existing Floor Plan(s)	23 June 2017	PL1 A
Existing Elevation(s)	23 June 2017	PL1 A
Existing Layout Plan	23 June 2017	PL1 A
Existing Block Plan	23 June 2017	PL1 A
Location Plan	23 June 2017	PL1 A
Proposed Floor Plan(s)	23 June 2017	PL2 C
Proposed Elevation(s)	23 June 2017	PL2 C
Proposed Layout Plan	23 June 2017	PL2 C
Proposed Block Plan	23 June 2017	PL2 C
Location Plan	23 June 2017	PL2 C