Development Control – Delegated Officer Report

Application Number: AWDM/0987/19 Recommendation – APPROVE

Site: 79 Brighton Road, Lancing, BN15 8RB

Proposal: Enlarged front porch.

Date of site visit: 04.07.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a detached two storey property situated on the north side of Brighton Road, Lancing. There is a small flat roof porch to the front. There are two flat roofed ground floor bay windows to the front elevation.

Currently, the property has a full width front hardstanding area, and there is a low wall to no.81 to the east and no side boundary wall to no. 77. The property abuts the busy A259 Worthing to Brighton Road to the south. Opposite is a bus stop and a green sward buffer before the beachfront.

Neighbouring properties vary in size and designs and some are being uses as bed and breakfast accommodation.

Proposal

The application seeks permission for a small single storey extension to the front to enlarge the existing porch, including the provision of a flat topped hipped roof. The new porch will measure approx. 3.2m wide x 2.05 deep x 3.6m high.

The existing gap between the 2 no. front bay windows will be filled in to provide a larger single bay with a flat roof

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policy 15
DC Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The new porch will be slightly larger than the existing one and will have a roof whereas the existing one has a flat roof. But notwithstanding these visual differences, the new porch will not look out of keeping with the existing dwelling or the street scene.

The merged bay windows into a single larger bay window will look more appropriate on the front elevation of the dwelling and the enlarged windows on the first floor will also tie in better with the overall design of the building.

Residential Amenity

It is not considered that the new porch or the enlarged windows on the front elevation will materially affect the existing residential amenities of the neighbouring properties to the east or west of the application site, i.e. no.'s 77 and 81 Brighton Road.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing

Informative

1. Approved without amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 05.08.2019

Authorised by: Jo Morin Date: 05.08.2019