Development Management - Delegated Officer Report

Application Number: AWDM/1490/23 Recommendation – APPROVE

Site: 118 Gordon Road, Shoreham-by-Sea, BN43 6WG

Proposal: Demolition of existing porch and construction of single storey side and front extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey, semi-detached house with an existing porch, positioned on the south side of Gordon Road, Shoreham, and has an existing rear extension and also an out-building to the rear. The front area is laid to hardstanding for the parking of cars, and has an existing vehicular crossover.

The street is characterised by predominantly two storey semi-detached houses close to the application site, and two storey terraced houses further west along the street. Also many of the terraced properties have single storey roofs from the bays covering the entrance doors like a canopy.

The semi-detached houses have various designs regarding their porches, some open canopies, some like the application site having a mono-pitched roof over a small enclosure, its neighbour having a dual pitched roof over a small enclosure

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Demolish the existing porch which measures approx. 2.15m wide x 1.55m deep x 3.2m high;
- Rebuild the porch to be wider, deeper and higher. To be approx. 3.85 wide x 2.55m deep x 3.55m high

Relevant History: **PREAPP/0070/23** New front porch Determined 13.09.23

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the replacement of the front porch with a larger porch on a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

Many properties within Gordon Road have some form of front porch, and this application seeks to replace the existing front porch with a larger one.

Looking at other similar properties within Gordon Road, there are several that have porches, and they are largely different from one another, although it does not appear that any are as large as the current proposal. The new porch will come out to the existing side elevation which relates to the front gable section of the existing dwelling, but does not come to the side elevation of the main house. Thereby, the new porch will still be subservient to the dwelling. The porch will also come forward of the existing porch by approx. 1m, but as the other properties of this side of the road are not uniform with regard to how they are positioned, it is felt that the porch will not therefore be visually dominant within the street scene.

There is no building line to speak of on this stretch of Gordon Road, thereby it is considered that the extended porch would be better assimilated, and will be within the guidelines of Supplementary Planning Guidance, Development Management Standard no. 2.

It is considered that the design will be in character with the existing dwelling, and will not result in material harm to the existing residential or visual amenities of the neighbouring properties

Further the new front porch will not be out of character or appearance within the street, or result in any material harm to the existing neighbouring properties by way of loss of residential amenities.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.12.2023

Authorised by: Peter Barnett Date: 12 December 2023