Development Management - Delegated Officer Report

Application Number: AWDM/1912/18 Recommendation – APPROVE

Site: 21 The Twitten, Southwick

Proposal: Front porch (existing porch removed)

Date of site visit: 14th January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within a row of properties matching in design. The application site and neighbouring properties each have a tile hung bay to the front with a lean to tiled roof enclosing a front porch. The applicant seeks consent to remove the existing front porch and build a new front porch with access ramp to provide disabled access to the property. The porch will be of flat roof design and will project beyond the front bay. It will be constructed in materials to match existing.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The new porch will give rise to development which is not consistent with the existing porch design within this row of properties. The loss of the lean to roof and extension beyond the bay are both features which will alter the existing character of this row of properties. However taking into account the requirement for this extended porch and

ramp for the use of the disabled occupier, on balance, the site is not within a Conservation Area and is not listed and therefore this change is acceptable. It should also be noted that the proposed porch is not large in scale and will be subservient and modest. Looking at the plans it appears to be the minimum size that would be functional here.

Residential amenity

The proposed porch and ramp will not result in any adverse impact upon the neighbouring properties either side of the site. There will be no loss of light, outlook or privacy in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the porch extension.

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

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.

Case Officer: Hannah Barker Date: 28th January 2019

Authorised by: Peter Barnett Date: 28 January 2019