Development Control – Delegated Officer Report

Application Number: ADC/0313/09 **Recommendation – Permit Application**

Site: **45 Silverdale Drive Sompting Lancing West Sussex**

Proposal: **Front porch (retrospective)**

The Application

The site is located within the built up area of Sompting. A semi detached two storey dwelling within a street of similar properties and bungalows. The site has an open plan frontage with driveway and a detached single garage.

Retrospective permission is sought for a pitched roof porch to the front of the house. The porch has a maximum height of 3.5 metres, is 1.6 metres in depth and 2.6 metres wide. It has been built with bricks and tiles to match existing.

Relevant Planning Policies and Guidance

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected are those either side of the site, no. 42 Silverdale Drive attached to the south and no. 43 to the north. The boundary with no. 42 is a distance of 3.2 metres from the porch. It is therefore not considered that there will be any adverse impact in this case. The porch is screened from the property to the north by the garage at the application site therefore it will have no impact.

Visual Amenity

The porch is visible within the street scene, it is modest in scale and in keeping with the design and character of the existing building. Most of the surrounding properties have the original flat roof porch canopies however there are other examples of both flat roof and pitched roof porches that have been added. The porch will therefore not be out of keeping in this case.

Recommendation

APPROVE for reason that :- 1PPi

Case Offi[redacted]Date 10/9/09.

PB 11/9