expires 24/9/09

Development Control – Delegated Officer Report

Application Number: ADC/0291/09 Recommendation - Approve

Site: 6 Downland Avenue Southwick Brighton West Sussex

Proposal: Replacement front porch (revised design)

The Application

The application is the resubmission of a recently refused application for a front porch (ADC/0096/09). The current proposals seek to amend the design of the previously refused retrospective application.

The application dwelling is the western half of a pair of semi-detached 1930's houses located on the south side of the street, within the built up area of Southwick. The porch as constructed is 2.5m in width, 1.3m in depth and 3m in height. The exterior of the porch is constructed with a 0.4m high rendered plinth (painted taupe), with the main body of the porch clad in vertical timber weather boarding. The roof is tiled in red concrete plain tiles.

The applicant proposes to alter the porch by changing the angle of the roof so that now it would be similar to that of the original house. It would attach to the house at a height of 3.7m. The roof is proposed to be retiled to match the main roof of the dwelling and the exterior of the porch is proposed to be rendered and painted white.

The surrounding dwellings are of similar age and construction, with design features such as painted rendered panels or tile hung panels, however the overall appearance is very similar. A number of the surrounding properties have front porches, No's 5 & 7 directly opposite, and No's 14, 20, 22, 24, and 26 to the east. Many of the porches are of different construction methods, some being brick built with glazed sliding doors, others with brick plinths standard uPVC upper halves. All of the surrounding porches have been erected under permitted development, prior to the making of the Town and Country Planning (General Permitted development) (Amendment) (No.2) (England) Order 2008.

The property has previously been extended with a single-storey rear extension, and rooms in the roof (with hip to gable extension and rear dormer) both under permitted development, and ground floor rear extension (retrospective ADC/0155/08).

The previous application for a porch was refused for the reason that:-
The proposal forms an obtrusive and incongruous feature that is visually out of keeping and unsympathetic to the existing house, and detrimental to the visual amenities of the locality, thereby conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH7).

Consultations and Representations

Third Parties: No third party objections to the proposals.

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.'
PPS 1 '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.

Development Control Standard No.3 ' Extensions and Alterations to Dwellings' states that front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. In the case of semi-detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours.

Visual amenity
The application porch has been built with a floor area of 3.25 sqm and materials which are not of a similar appearance to those used in the construction of the house, therefore planning permission is required.

As part of the original application it was considered that the scale of the porch itself was only marginally larger than the maximum allowed under permitted development, and consequently in terms of its size was not considered to be overly large or out of scale with the size of the original building. However there were a number of design features of the porch which resulted in it appearing incongruous and unsympathetic to the building and the surrounding area. These were: the shallow pitched roof which was a different angle to the main roof and resulted in a squat appearance; the red tiled roof not being sympathetic to the tiles used on the original roof of the dwelling; the exterior vertical cladding being an incongruous material that is not visible within the wider streetscene; and the pair of obscurely glazed uPVC doors preventing any view of the original front door beyond, and adding to the visual bulk of the extension.

The applicant has sought to address some of the above concerns by increasing the height of the roof so that it would be a re sympathetic angle to that of the main dwelling and by using a matching plain tile. It is considered that whilst the angle might be more sympathetic the additional height would only add to the prominence of the porch.

The applicant proposes to render the exterior of the porch which was timber clad. It is considered that this will be an improvement in terms of the overall appearance and how it would appear within the streetscene. There are dwellings within the streetscene which have rendered panels at first floor level, notably No.4 directly to the west, however the application dwelling has no visible render to the exterior.

There is still concern that the bulk of the porch is added to by the obscured glazing in the pair of double entrance doors, and the proposed added height, however in terms of how well the porch is assimilated into the streetscene it is considered that, on balance, the porch would not have such an incongruous appearance as to warrant refusal.

Residential amenity
The porch does not result in a loss of amenity to the neighbouring sites through loss of light, outlook or privacy.

Recommendation

APPROVE for the reason that

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1. Within two months of the date of this permission the roof of the porch shall be reconstructed, as shown on drawing No. ADC220/08 Rev A received on 30 July 2009, the exterior timber cladding shall be removed and the porch shall be rendered and painted white.
Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan.*

Case Officer [redacted]
Date: 17.9.09 RB 17/9/09