Expiry Date - 07/04/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1740/14 Recommendation – APPROVE

Site: 25 Beach Green Shoreham-By-Sea West Sussex BN43 5YG

Proposal: Porch to north elevation.

Date of site visit: 12.02.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a dual-pitched roofed porch of rendered brick in the front corner of the dwelling. It would be 3.09m wide x 1.3m deep with a north side window and a west side door.

The application property is an extended bungalow in the Beach Green area of Shoreham by Sea. There is a large grassed area of public open space to the west on the opposite side of the road from the dwelling. The porch will be in direct view of no immediately adjoining property.

Relevant site history

AWDM/1102/11 - Demolition of the existing chalet bungalow and the erection of 6 two bedroom and 1 three bedroom flats with 9 semi-under-ground car parking spaces, cycle store and new garage to no. 1 Beach Road. Refused.

SU/31/94/TP/15322 - Conservatory (with tiled roof) at rear (amended design) Approved

SU/49/93/TP/7801 - Extension on west side (lounge with bedroom above) with conservatory at rear. Permitted

SU/158/84/TP/3290 - Enlargement of first-floor with new dormer and single-storey rear extension. Granted

Consultations

A-W EHO Precautionary contamination condition.

Representations None

Relevant Planning Policies

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Adur District Local Plan saved policies: AG1, AH7
Development Control Standard Alterations and Extensions to dwellings
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The porch will be small in scale and with its pitched roof and matching materials, window with a sill that would align with those of the existing dwelling, would harmonise acceptably with the property and would avoid harm to the street scene. Whilst the dwelling has undergone various additions in the past, this latest extension would not be so great of itself or cumulatively with the past extensions as to be visually unacceptable or disproportionate.

Residential amenity

As no adjoining property will in sight of the proposal and the only properties with a view toward the porch will be on the opposite side of Beach Green, there will be no adverse impact on any neighbours' amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans: location plan, block plan and existing and proposed plans and elevations nos. 1998/01 and 1998/02 received 10/2/15.
3. Materials to match

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Informative

1. 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 Frame
2. Precautionary contamination.

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

Case Officer: L Simmons Date: 10-03-2015

Authorised by: J Morin Date: 23.03.2015