Development Control – Delegated Officer Report

Application Number: AWDM/0727/14 Recommendation – APPROVE

Site: 182 Brighton Road, Lancing

Proposal: Side porch extension

Date of site visit: 11.07.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the southerly side of Brighton Road and comprises a two storey detached dwelling backing onto the Widewater lagoon. The property has two single garages located at the ground floor facing Brighton Road and the accommodation is located at the first floor level. Access is obtained to the property via a set of steps to the east of the property and through the existing porch situated at the first floor level of the dwelling. There are a mixture of property types and styles along the road.

The application seeks planning permission for an extension to the existing porch on the easterly side of the dwelling. The porch would measure an additional 3.25 metres in length, 2 metres in width and 2.5 metres in height. The porch would be built up from the existing rendered wall which surrounds the porch, extending across from the flat roof of the existing structure. The porch would be predominantly glazed but would incorporate render to rear wall.

Consultations: Lancing Parish Council has raised no objection to this proposal.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed extension would extend from the flat roof of the existing porch towards the rear of the dwelling. To the easterly side of the existing porch there is a rendered wall, the wall would be built up and glazing would be installed above on the easterly elevation. The easterly side wall of the porch would be visible from the lower road level; however the structure would appear as a smaller light weight glazed addition to the main dwelling. Given the varied nature of properties and materials visible within the street scene it is not anticipated that the proposed porch extension would appear prominent or out of keeping within the street scene.

Residential amenity

The proposed porch would be located approximately 3 metres from the wall of the easterly neighbouring property. The proposed porch would not however look into the two neighbouring side windows which are set further forward than the porch. The rear garden of the easterly neighbouring property is enclosed by a 2 metre high fence to the westerly side and rear. The proposed porch would measure 2.5 metres high and would not cause any loss of privacy to the easterly neighbouring rear garden as it would mostly screened by the boundary fence. It is therefore considered that the proposed porch would not cause any loss of privacy to the amenity of the easterly neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Block Plan, Existing & Proposed Floor Plans & Elevations, Drawing No. JW/14/041 Received on 17th June 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the porch extension hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing porch.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan.*

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 7th August 2014

Authorised by: Jo Morin Date: 08.08.2014