Development Control – Delegated Officer Report

Application Number: AWDM/0900/20 Recommendation APPROVE

Site: 39 Hammy Way, Shoreham-by-Sea, BN43 6GH

Proposal: Proposed front porch

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a dormered, brick faced bungalow, and is situated on the west side of Hammy Way. An area comprising predominantly bungalows.

Proposal

The application seeks permission to provide a flat roof porch which will extend from the front entrance door across the north side of dwelling.

It will measure approx. 4m wide x 1.2m deep x 2.5m high

Relevant Planning History: None

Consultation: None

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a front porch.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

There are other porches within the street and indeed the neighbouring dwelling no. 37 has a porch very similar to that proposed at no. 39. The porch will thereby be in keeping with the visual character of the area.

Residential Amenity

It is not considered that there will be any demonstrable overlooking from the porch windows which would result in a loss of residential amenities.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 07.08.2020

Authorised by: Peter Barnett Date: 7 August 2020