Development Management – Delegated Officer Report

Application Number: AWDM/0070/25 Recommendation – APPROVE

Site: 21 Sylvan Road, Sompting, BN15 0BT

Proposal: New porch to front (south) elevation.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is positioned on the north side of Sylan Road, Sompting, and is a two storey, middle of terrace dwelling. Sylvan Road and the area is characterised by predominantly two storey terraced properties which were constructed with a fixed canopy above the entrance door.

The application site has solar panels on its front roofslope and, the front amenity area is hardsurfaced for the parking of cars.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to provide:-

- Front porch shown to measure 2.433m high x 3.105m wide x 1.47m deep;
- Materials to be block and render walls to 630mm high and glazing above.

Relevant Planning History: None

Consultations: None

Representations: Sompting Parish Council : No objection

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposed porch will not be overly large for the property and will be of a similar design to one that has been applied to no. 19, the adjoining neighbour. The materials will be simple, with a rendered base and windows above.

It will be positioned off the boundary to no. 19 by some 0.46m and will be close to the existing front window of the application site. Whilst close, it is considered to leave enough of a gap to provide a separation rather than a merge, as with no. 19.

It is not considered that the porch would result in any loss of visual or residential amenities to the neighbouring properties or the character of the area.

Recommendation

APPROVE subject to Conditions:-

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: 12.03.2025

Authorised by: Peter Barnett Date: 12 March 2025