Development Management - Delegated Officer Report

Application Number: AWDM/0986/20 Recommendation – APPROVE

Site: 1 Chiltern Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed pitched roof front extension.

Date of site visit: Used Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace dwelling with rooms in the roof. There is a lean to porch and driveway to the front of the property. The frontage of the dwelling is set back from the adjacent property frontage and each property in the terrace is stepped forward in a uniform pattern.

Consent is sought to remove the front porch extension and construct an enlarged porch with W.C with lean to roof projecting in line with the front of the neighbouring, attached property and extending wider to the side. The existing front ground floor window is to be reduced in width to allow for the enlarged development. The main entrance will be moved to the front and a small front window for the W.C is proposed.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension is an enlarged replacement of an existing porch of similar design. Within the street scene other similar lean to front porches and extensions are visible. It is not considered that this type of development is out of keeping or detrimental. As enlarged the extension will be more prominent that existing however the replacement with the main entrance to the front and it being set in in line with the adjacent dwelling will allow it to remain subservient in appearance. Materials will match existing.

Residential amenity

It is not considered that the extension will have any adverse impact upon neighbours. The extension is within the recess adjacent to the attached property so therefore there will be no adverse impact as it is screened. The rear of the neighbouring properties to the east are in close proximity, the extension will be closer to these properties. Yet at single storey level and still with some spacing remaining it is not considered that there will be any adverse impact in this case in terms of loss of light or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east elevation of the extension.

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

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 Framework.

Case Officer: Hannah Barker Date: 4th August 2020

Authorised by: Peter Barnett Date: 4 August 2020