Development Management - Delegated Officer Report

Application Number: AWDM/0294/19 Recommendation – APPROVE

Site: 27 Orient Road, Lancing, West Sussex

Proposal: Proposed front extension to provide enlarged porch.

Date of site visit: 11th March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow within a cul de sac of mainly semi- detached bungalows and chalet bungalows. As existing the pair of semi detached dwellings has a matching symmetrical front projection and centrally attached front porches.

Consent is sought for the porch at no. 27 to be extended forward with an increased height flat roof with roof light, a front door is proposed with glazing either side.

Representations

None received

Lancing Parish Council: - No objection

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 porch extension is to the front of the bungalow, it will be clearly visible within the street scene. The changes will mean that the porches will no longer be matching in style and scale. On balance however it is considered that within the context of the street scene that this variation can be supported.

A recess will still remain, set back from the main front projection at the bungalow. The change will not be overly dominant and it is considered that a refusal could not be warranted in this case.

Residential amenity

Due to the recessed frontage the only property to be affected by the proposed is the attached property no. 29. The side wall of the proposed porch will project adjacent to the recessed porch at no. 29. The plans also show the porch to encroach the boundary with no. 29 and a notice has been served by the applicant's agent. It is however considered that in planning terms there will be no adverse impact with regards to loss of light, privacy or overbearing impact upon the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 21st March 2019

Authorised by: Peter Barnett Date: 21 March 2019