Development Management - Delegated Officer Report

Application Number: **Recommendation – Pending**
AWDM/0076/12

Site: **23 Barfield Park, Lancing, West Sussex, BN15 9DG**

Proposal: **Replacement front porch**

Date of site visit: 20.01.12.

Neighbours checked: Y

Proposal
Permission is sought for a replacement porch to the front of this semi-detached bungalow. The dwelling is a handed design with its attached neighbour, where there is a recess adjacent to the boundary, where the front door is located. A very small storm porch currently screens the front door.

The proposed new porch would infill the gap to the boundary and would has a natural pebble dash exterior to match the dwelling with uPVC windows and door to the front , and a uPVC mono-pitched roof. The porch would be 2.9m wide, by 1.5m deep, by 2.0m - 2.3m in height. The mono-pitched roof would attach to the building under the existing eaves.

Relevant site history

Consultations

Lancing Parish Council: No objections.

Representations

Third Parties: There have been no third party objections.

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’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Visual amenity
The proposed porch is modest in scale and has been sympathetically designed to match in materials to the existing bungalow, with a flank wall, and base wall of natural pebbledash. The porch would sit underneath the existing

eaves and would not project too far from the front elevation. It is a similar size to other structures within the immediate vicinity, and would therefore not adversely impact the character of the street as a whole.

Residential amenity
The proposed side wall of the porch would be fully solid and would not therefore result in overlooking of the attached bungalow (No. 22). The porch is modest in scale and would not result in loss of outlook or natural daylight, and is therefore considered acceptable.

Flood Risk
The site sits within an area identified by the most recent District SFRA as being within 2 & 3a. However the application has been submitted without the standard standing advice. Given the minor nature of the proposed development it is considered that in this case a precautionary informative requiring compliance with Environment Agency standing advice would be sufficient, to protect against flood risk.

Recommendation

The porch would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to:

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans:
   Drawing No: 1:1250 Site Location Plan. Date Received: 06.02.12.
   Drawing No: 1:500 Block Plan. Date Received: 06.02.12.
   Drawing No: 1:50 Proposed Floor Plan. Date Received: 06.02.12.
   Drawing No: 1:100 Proposed elevations. Date Received: 06.02.12.
   Drawing No: Conservatory design specification. Date Received: 06.02.12.

Informative:

It is advised that the development hereby approved should be constructed so that, the floor level within the porch will be set no lower than existing levels AND, flood proofing of the proposed development will be incorporated where appropriate in accordance with `Improving the flood performance of new buildings' CLG (2007)

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

Case Officer: C. Hone Date: 09.03.12.

Authorised by: Jo Morin Date: 13 March 2012