Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0568/12

Site: **12A Downland Close, Southwick**

Proposal: **Proposed front porch extension**

Date of site visit: 09.05.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application relates to a detached chalet-style bungalow located in a backland garden site to the rear of No.12 Downland Close, in the NE corner of the Close. The dwelling is of red brick construction with concrete shaped tiled roof. It has a projecting small porch with hipped roof as an original feature, from when it was built in 2004.

Permission is sought for an extension to the existing front porch. The extension would be the same profile dimensions as the existing porch, 2.5m wide by 3.8m to the apex of the hipped roof, and it would project from the front of the existing porch by 1.8m (2.7m from the front of the main elevation).

The dwelling itself is on sloping ground behind No.12, and to the north of No.12B. The front of the dwelling is laid to hardstanding, and in the eastern corner there is a detached garage and parking area.

Relevant site history

SW/89/03/TP – 12A - Detached 3-bedroom chalet-style house (with conservatory and detached double garage) in rear garden. Approved 12.11.03

SW/25/05/TP – 12B - Conversion of detached garage with office above into a 1-bedroom dwelling house (with front porch bay window and replacement rear lean-to) – Approved 13.06.05 after 3 refused planning permissions and one dismissed appeal.

Consultations

Adur & Worthing Councils:The contaminated land officer states that the northern boundary is adjacent to 1950's chalk pit, which was then a landfill site and now is a recreation ground.

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
Visually the proposed porch extension would be of sympathetic design as it would have a matching profile size and roof detail, and it is proposed to use matching materials. The resultant porch itself would project from the front of the building by 2.7m, however due to the articulation of the structure with a door to the south and window in the east, it is not considered that the porch would feel overly out of proportion or incongruous.

The dwelling is well screened by the built form of the two neighbouring sites (No's 12 and 12B), and therefore the porch would only be visible from the most direct of locations. It is not considered that there would be any impact on the visual amenity of the streetscene.

Residential amenity
The proposed extension would be located at the front of the property away from all neighbouring sites. The scale is modest in the context of the built form of the host dwelling and the separation to the adjacent dwellings. Therefore it is felt that the extension would not result in overlooking, loss of daylight or outlook to any of the surrounding properties.

Accessibility and parking
The forecourt in front of the dwelling is used for parking; however the loss of a small area of the hardstanding would not result in there being a shortfall of off-street parking that would cause highway safety issues in the vicinity.

Contaminated land
The Environmental health officer has identified that the site is a former chalk pit / and landfill and has requested a full risk assessment to be performed prior to development commencing. This is felt would be overly onerous for such a small scale development, particularly given that the site has already been developed with the erection of the house, the formation of the paved access ramp, and block paved hard standing where the proposed porch extension would be located. A precautionary condition is therefore proposed instead.

Recommendation

APPROVE for the reason:-

The proposed development 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) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Precautionary land contamination condition.
4. Permission relates to approved plans:
   Drawing No: 1:1250 Site Location Plan 1:500 Block Plan and Roof Plan. Date Received: 01.05.12.
   Drawing No: Proposals 02 Elevations and floor plan. Date Received: 01.05.12.

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

Case Officer: C. Hone Date: 22.06.12.

Authorised by: P.Barnett Date: 22.06.12