Expiry Date - 05/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0187/10 **Recommendation – Permit Application**

Site: **6 Manor Hall Road Southwick Brighton West Sussex**

Proposal: **Front porch**

The Application

The application property is a semi-detached hipped roof bungalow with a front hipped roof projection. It is linked to the attached bungalow by a flat roofed garage. It is proposed to construct an entrance porch in the corner of the property between the front projection and the main dwelling. The size of the porch has been amended since its original submission to reduce its height and overall size.

As amended, it measures 1.3m wide, 2.35m deep and 3.7m high with a pitched roof.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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

Policies

Policy AH7 of the Local Plan refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result

in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The porch is at the front of the dwelling and will be visible from the street. In its reduced form the porch is considered to be a modest addition which will not harm the character or appearance of the dwelling. There are many flat roofed porches in the street but the inclusion of a pitched roof in this instance helps to make the porch be more in character with the original dwelling. The reduction in the height of the roof results in a less dominant and more acceptable form.

Residential amenity

The porch is some distance from the attached dwelling and will have no impact on residential amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 8 July 2010:
   Drawing No. 10/05.01A
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 9 July 2010