Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1140/13

Site: **6 Old Shoreham Road**

Proposal: **Replacement porch**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front extension to measure (at max) 3.5 metres in height, 2 metres in length, and 5 metres in width.

The application property is a detached two-storey building with a simple existing rainwater porch and a two-storey side extension. Its walls are painted white.

The property faces onto the busy A27, adjacent to a roundabout. The surrounding area is residential.

Relevant History
None

Consultations
Lancing Parish Council: No objections

Representations
None

Relevant Planning Policies and Guidance

Adur Local Plan (saved policies): AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension would be prominent on the front face of the building, but the appropriate scaling of it means it would not come to dominate its frontage. It would exhibit matching exterior materials and matching roof tiles.

There is little justification to refuse it as insufficient visual harm would arise from the development.

Neighbours

The extension is physically removed from immediate neighbours so as to avoid undue harm onto their residential amenities.

Recommendation

APPROVE for the reason:-
The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the Conservation Area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 or the policies of the National Planning Policy Framework

Subject to Conditions:-

1) Time limit
2) Approved plans
3) Exterior materials to match

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

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 6-11-2013

Authorised and signed by: Peter Barnett Date: 6 November 2013