Development Control – Delegated Officer Report

Application Number: AWDM/1709/23 Recommendation: Approve

Site: 29 Brendon Road, Worthing

Proposal: **Front porch extension**

Site visit: 06.02.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a semi-detached two storey house located on the north side of Brendon Road, on its corner with a street frontage to both its south and west sides. This is a predominantly residential area with a mix of dwelling types in the vicinity of the site. There are other similar semi-detached dwellings to the north of the site.

Permission is sought for the construction of a single storey porch addition to the front (south) elevation which would replace a smaller existing flat roofed porch structure. The proposed porch would measure approximately 3.5 metres in width and 2.3 metres in depth (approximately 2 metres when measured from the projecting pier on its south west corner). It would have a lean-to roof up to 3.4 metres in height.

Relevant Planning History:
None relevant at the site.

No. 27 Brendon Road:
WB/04/00116/FULL - Erection of two storey side extension to provide lounge with bedroom and ensuite over and construction of a front porch. Approved 24.03.2004

No/31 Brendon Road:
WB/96/05080/FULL – Front porch. Approved 14.05.1996
WB/97/05079/FULL – Front porch (revised details). Approved 08.07.1997

Consultations:
None

Representations:
One comment from neighbours was received which alleges the property was in use as an HMO and outlining that this may affect parking which is locate on a dangerous bend

Officer's response: The nature of the extension is not considered to affect highway safety

Relevant Planning Policies
Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The adjoining dwelling at No.31 has already been extended with a porch addition with a brick and render finish and tiled roof. The proposed porch at No.29 would be similar in design but slightly larger than this addition, notably in terms of its width where it would extend to the edge of the west side wall and masking the brick pier detail on the corner of the building at ground floor level. Amended plans were requested to reduce the width so that the porch would be set in from this feature but the applicant has not agreed. Nevertheless, in view of the scale of the proposed addition and that this would still provide a relatively balanced appearance between the pair of semi-detached houses, and having regard to the lack of uniformity seen elsewhere particularly at the neighbouring dwelling to the north which has been extended with a large side extension and porch addition, on balance it is considered that the proposed porch extension would not cause any significant harm to visual amenity. Subject to the use of matching materials design and impact on visual amenity is considered acceptable.

Residential Amenity

The porch addition would be to front elevation where it would be relatively remote from neighbouring dwellings. The main impact would be to the occupiers of the adjoining dwelling at No.31 to the east but, having regard to the limited size of the proposed addition and relationship with No.31, the proposed porch would be sufficiently separated to avoid any significant impact to the amenities of occupiers of the neighbouring dwelling.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative
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 letter(s) of representation? N

Case Officer: Rebekah Hincke Date: 29.02.2024

Authorised by: Louise Prew Date: 01/03/2024