Development Control – Delegated Officer Report

Application Number: ADC/0282/07 **Recommendation - Permit**

Site: **40 The Drive Shoreham-by-Sea West Sussex BN43 5GD**

Proposal: **Porch to north side**

The Application

The application property is a link-detached property on the east side of The Drive, in Shoreham. The property is a mid 1930's chalet style dwelling with ridged roof which has been previously extended with north and south side dormers, east side entrance extension, and rear flat roof extension.

The proposal is for an east side mono-pitched porch to the rear of the existing w/c. The proposal would be 1.2m wide, by 3.5m in depth, by 2.8m in height.

At the time of the site visit the proposal had been mostly completed with only the interior plasterwork to be finished.

Consultations and Representations

Third Parties

The owners of the property to the north have objected to the proposals on the basis that the roof and mish-mash of draining pipes are unsightly. They also strongly object to the large window which has been installed close to the boundary fence overlooking the garden, resulting in loss of privacy. They also feel that the porch is being used as a utility room and are concerned that this will become a nuisance due to the potential for noise and steam.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main concerns are the effect that the proposed porch will have on the residential amenity of the neighbour to the north.

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan 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 porch which has been erected is constructed in brickwork which matches the entrance way to which it is attached. The structure itself is unseen from the street and does not have an adverse effect on the streetscene as a whole.

The window in the north side elevation is clear glazed and located 0.75m away from a 2.0m high close boarded fence. The porch itself is accessed from a glazed door from the kitchen. The interior floor level of the porch is elevated by approximately 15cm and the neighbouring site is also on ground about 0.5m higher than that of the application property. Although there is an element of overlooking this is greatly restricted by the high boundary fence and it is considered that the limited use of the porch itself would not result in an amount of overlooking that would be considered unacceptable.

The noise and steam associated with a utility room in a normal domestic property would not be so bad as to have any effect on the enjoyment on the adjacent garden area.

Recommendation

APPROVE for reason that :-

1PPi –amended.
The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

1.C1Ci.

Case Officer: [signature] CS 29.6.07
Date: 28/06/07

Head of Planning & Community: [signature]
Date: 29.6.07

Chair of the Planning & Regulatory Committee: [signature]
Date: 2/7/07.