Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1895/16 **Recommendation – Approve**

Site: **46 Mansell Road**
Shoreham-by-Sea

Proposal: **Front entrance porch to west elevation.**

Date of site visit: 26.01.17

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

No.46 is an end of terrace house and the area is characterised by terraces of houses in a similar style original all with canopy roofs over the front entrance doors, some having been replaced. No.42 in the same terrace to the south has had a replacement porch in a conservatory style with a flat roof.

It is proposed to remove the existing canopy and replace it with brick built porch with tiled ridged roof, 3.4m high and 2.3 x 2.5m in area.

Relevant site history

None

Consultations

None

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework (CLG 2012)
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

The proposed porch would not be out of keeping with the dwelling or surroundings and there would therefore be no adverse effects on the residential amenity of adjoining neighbours or the visual amenity of the surrounding area.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 28th February 2017

Authorised by: Gary Peck Date: 1 March 2017