Development Management - Delegated Officer Report

Application Number: AWDM/000921 Recommendation – APPROVE

Site: 21 Abbotts View, Sompting, BN15 0NG

Proposal: Construction of timber porch to north elevation

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the south side of Abbotts View, a cul-de-sac, and is a two storey end of terrace dwelling, which sits to the west of a long row of garages/garage compound.

Some properties within Abbotts View have flat roof door canopies, and others e.g. no.'s 18 and 19 have a similar porch to that proposed by this current application, and no. 11 have a larger front porch with a mono pitch roof.

Proposal:

The proposal seeks permission to construct an open porch with a gabled pitched roof over the entrance door, and a mono pitched roof across the width of the dwelling above the ground floor window.

Representations:

Sompting Parish Council: No objection

Consultations:

None

Relevant History:

None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The proposed porch will not be of a dominant design and it will be in context with some of the other porches constructed within Abbotts Way. The depth of the gabled roof canopy over the entrance door is only some 1.3m, thereby it will be relatively unobtrusive in the locality.

It is considered that the open porch will not result in any material loss of visual or residential amenity to neighbouring residential property, and will not be out of character with the street scene.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 06.05.2021

Authorised by: Peter Barnett Date: 6 May 2021