# Development Management - Delegated Officer Report

**Application Number: AWDM/1236/19 Recommendation – APPROVE**

**Site: 50 Parklands, Shoreham-By-Sea, West Sussex**

**Proposal: New enlarged porch to north elevation**

**Date of site visit: 9.09.19**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is a two storey end of terrace property within an estate of similar properties. The dwelling is attached to no. 49 to the west and no. 51 to the south. The private amenity space is to the site of the property and open space is directly to the front of the property to the north. There is an existing small front porch at the property. Consent is sought to enlarge the front porch doubling it in width to the west, adjacent to the boundary of no. 49. The front entrance will remain unchanged and a sloping roof is proposed to match existing. Windows are proposed in the front and either side of the new porch. Concerns were raised in relation to the window in the west elevation being unneighbourly as it would be on the boundary with no. 49 adjacent to a lounge window. Amended plans have been received which show this window to be fitted with obscure glazing and shown as being non openable. This addresses the concerns and these amended plans are for consideration here.

## Representations

None received

## Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 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 dwelling and its surroundings.

## Visual amenity

The proposed porch is clearly visible from surrounding properties and within the context of the open space to the north of the site. It is in keeping in design and scale with the existing property, matching the existing porch design. Materials will match existing. The porch is subservient to the main dwelling.

**Residential amenity**

The porch will be visible from surrounding adjacent neighbouring properties with no adverse impact. The only property directly affected is no. 49 attached to the site. Concerns have been expressed verbally by the occupier in relation to the potential overlooking from the side window adjacent to the boundary. The amended plans show this window to be obscurely glazed and non-opening and therefore there will be no overlooking in this case. The limited depth of the porch will mean that there will be no loss of light to the adjacent window that would warrant a refusal in this case. The proposal as amended can be supported.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The west side window shall be fitted with obscured glazing and non openable.

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

Proactive with amendments

Case Officer: Hannah Barker Date: 17th September 2019

Authorised by: Peter Barnett Date: 17 September 2019