Development Management - Delegated Officer Report

Application Number: AWDM/1868/21 Recommendation – APPROVE

Site: 8 Cissbury Way, Shoreham-By-Sea

Proposal: Front porch extension

Date of site visit: 23rd November 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey property on the north side of Cissbury Way. The site fronts a grass amenity area with no vehicular access. There is a similar terrace on the opposite side of the wide grass strip and the land rises up from the east so therefore all the houses have stepped ridge heights. Consent was granted in 2018 for a two storey side extension which has recently been completed, AWDM/1392/18.

Consent is sought here for an extension to the existing flat roof front porch. Each of the properties in both the terraces have flat roof porches adjoining the adjacent property. Permission is sought for the porch to be increased in width to the full width of the original property, matching in design and use of materials.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed porch extension will cover the full width of the original property. It will be clearly visible within the street scene. This scale will be inconsistent

with the adjacent properties where the porches cover half of the property frontages and are all uniform in appearance. However in this case, being the end of terrace property with a two storey side extension, the proportions of the building have been altered. Therefore the porch as extended will cover half of the new property frontage. It will project no further forward than existing and is of matching flat roof design. Within the context of the existing street scene and the building as extended the proposed extension can be supported.

Residential amenity

The porch extension will be visible from the properties opposite the site however due to its limited scale, single storey height and it being set in from the side boundary of the site it will not result in any loss of light or overbearing impact upon adjacent properties. There is a side window proposed however this will face onto the side fence and will not result in any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match

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

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.

Case Officer: Hannah Barker Date: 23rd November 2021

Authorised by: Peter Barnett Date: 23 November 2021