expires 24/6

Development Control – Delegated Officer Report

Application Number: ADC/0171/09 **Recommendation - Application Permitted**

Site: **65 Ullswater Road Sompting Lancing West Sussex**

Proposal: **Open-fronted gabled porch**

The Application

The application property is a detached bungalow located on the west side of Ullswater Road. It is proposed to construct an open-fronted porch over the front door measuring (following amendments) 3m wide, 0.9m deep and 3.5m high with a pitched roof. It will also be open at the sides and will consist of a roof supported by two posts. A new bay window to the front lounge and a chimney running up the south side of the bungalow are also proposed but do not require planning permission.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed porch has been reduced in width by 0.7m and in height by 0.5m and is now considered to be a more acceptable addition. The roof will tie in to the main pitched roof of the bungalow and is a relatively wide structure but it is considered that, in its reduced form, it will not have a detrimental impact on the street scene. Porches are not particularly common features in Ullswater Road although there is an open fronted porch similar to the current proposal further north at No.50.

Residential amenity

The porch is to be centrally positioned on the front elevation, well away from neighbouring dwellings. It will have a shallow projection from the front of the bungalow and will not result in any loss of amenity.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci
2. C12Ei
3. C14A1 23 June 2009 AH7

Case Office[redacted] Date 24/6/09