Expiry Date - 05/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0184/24 Recommendation – APPROVE

Site: 19 Rosebery Avenue Worthing West Sussex BN12 4EX

Proposal: Front Porch

Date of site visit: 25/03/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the west side of Rosebery Avenue within a residential area of Worthing. The property is a semi-detached two-storey single dwelling house comprising a mix of facing brick and white render elevations, a plain tiled hipped roof with southerly catslide, along with white UPVC windows. The main access door to the property is in a recessed position to the centre of the façade owing to the two-storey bay section with parapet which protrudes the northerly side and the single-storey hipped roof element, which is labelled as an office space understood to have been converted from an integral garage, protrudes the southerly side. The property is set back from the public realm behind a relatively low brick wall and short driveway with a grassed area.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

Permission is sought to construct a front porch which would extend out from the recessed front door to align with the hipped roof projection to the southerly side of the façade. The main access door would be pulled directly forward to the front of the porch with an adjacent window along with a side (north) window. Matching brick elevations, a hipped roof form, and white UPVC or aluminium door and windows are proposed.

Relevant Planning History:

Planning permission granted at the application property for proposed hip to gable loft conversion with dormer. Replacement and enlargement of an existing side dormer under AWDM/1660/22, decision issued 06 Dec 2022. This permission had not been implemented at time of site visit.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The character of the application property and the synergy of the semi-detached pair is strongly reflected at other properties along Rosebery Avenue. Properties are of a similar form, scale, design, alignment and plot size. Where properties have been altered, it has been done with due regard and sensitivity to the character of the locality.

Distinctive and characterful features of the properties, which in-turn create a strong visual balance, are the aforementioned protruding two-storey bay sections and the protruding single-storey hipped roof garages/ converted garages either side of the main access door. The proposed porch in essence would be an extension of the single-storey hipped roof element to the north which would sit flush and wholly reflect its form and design. The porch would therefore not exceed the principal building line of the property but instead sympathise with it. This nature of extension has been achieved at many other properties in the street scene and wider locality, albeit there is no recorded history of such development but it is acknowledged that these will have become lawful (unofficially) through the passage of time.

In any event, the proposed development is considered modest and the most appropriate design and scale for a porch in this location given the surrounding context; it would not be visually intrusive or dominant.

The proposed porch would be in-keeping with the building and surrounding area and would not result in a detrimental effect on visual amenity.

Residential Amenity

The change in outlook the porch presents to neighbours adjacent and opposite the site is not considered to be harmful owing to the porches modest proportions and sympathetic design and form together with its siting to the

centre of the dwelling, behind/ in-line with the principal building line. The proposed windows would not give rise to any overlooking issues owing to their orientation and separation distance.

There would be no adverse impact on the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Matching materials

Informatives:-

1. 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.

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

Case Officer: Jason Albon Date: 03.04.2024

Authorised by: Louise Prew Date: 04/04/2024