Development Management - Delegated Officer Report

Application Number: AWDM/0674/22 Recommendation – APPROVE

Site: 1A Greenways, Southwick, BN42 4QJ

Proposal: Replacement front porch

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 1A Greenways is positioned on the west side of Greenways and is a detached, brick and render bungalow, with a front section protruding out further than the main bungalow. The bungalow has an existing small UPVC front porch; a roof dormer; and a small rear extension.

Greenways and nearby, is made up of predominantly detached bungalows, but close by Mile Oak Road comprises semi-detached and terraced bungalows.

Many properties within the locality have been extended in some form.

Proposal:

This application seeks planning permission to:-

- Remove existing, UPVC, front porch measuring approx. 1.6m deep x 2.2m wide x 2.4m High;
- Replace with larger, brick built, front porch, with flat top false pitch roof, measuring approx. 2.6m deep x 2.3m wide x 2.87m high

Representations: None received

Relevant History: None

Consultations: 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 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 porch will be onto the existing external door, and will be located on the internal corner at the front of the bungalow, set back from the forward front section. Whilst it will be larger than the existing porch it is still a relatively small structure, and thereby will not be a dominant construction.

There will be a false pitch roof on the proposed porch, but again it will not be a dominant feature on the bungalow.

The materials will be brick walls which will be a change over the existing porch, meaning it will be of a more robust construction.

The porch will not be viewed by the neighbouring property to the north (no. 1), and will be some distance from the other neighbouring properties to the south. Further, as the porch will be set back from the forward part of the bungalow, it will not be dominant within the street scene.

The porch will not be out of character with the area or demonstrably affect the existing residential or visual amenities of the neighbouring properties or the locality in general.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 28.09.2022

Authorised by: Peter Barnett Date: 28 September 2022