Development Management - Delegated Officer Report

Application Number: AWDM/1633/20 Recommendation – APPROVE

Site: 109 St Giles Close, Shoreham-By-Sea

Proposal: Proposed front porch

Date of site visit: Use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar style properties. Consent is sought for a lean to brick and tile porch to the front of the property. The porch will comprise a front entrance with W.C the main entrance to the front and a window to the side. It is 2.5 metres wide and 2 metres deep.

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 will be clearly visible within the street scene. There are other examples of porches within close proximity to the site, various style storm shelters also exist with other properties with no entrance frontage. There are flat roof and pitched roof designs and lean to such as that proposed here. The street scene is varied in terms of porches. It is therefore considered that the proposed porch will not be out of keeping in this case. Materials will match existing and it is modest in scale and does not over dominate the front elevation.

Residential amenity

The front porch projects by only 2 metres and is set in from the boundary of the attached dwelling to the north. To the south a garage is between the site and the neighbouring house therefore no loss of light or overbearing impact will occur. The side window serves a W.C so will be obscurely glazed.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 2 November 2020

Authorised by: Peter Barnett Date: 3 November 2020