Development Management - Delegated Officer Report

Application Number: AWDM/2003/20 Recommendation – APPROVE

Site: 14 The Avenue, Shoreham-By-Sea

Proposal: Construction of porch to front (north) elevation

Date of site visit: No site visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with front dormer and cat slide roof within The Avenue Shoreham. There are other similar bungalows either side of the site and two storey houses and detached bungalows within the vicinity of the site.

Consent is sought for a front porch 2.5 metres wide and 2 metres in depth. A pitched gable roof is proposed. Brick, render and tiles will be used to match existing.

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

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. Its depth means that it will project beyond the front wall of the house by a marked amount. However, the dwellings in the street have a staggered layout and there are neighbouring

properties which sit further forward, thereby reducing the prominence of the porch in the street scene.

Some of the adjacent bungalows have their original brickwork design either side of the entrance which is replicated within the street scene. Yet there is variation between property design and the proposed porch would not be out of keeping in this case. A similar style porch exists at no. 18 The Avenue, although it is not as deep.

Residential amenity

The porch is centrally positioned, set in from the boundaries to either side, although there is a side window this will not result in any adverse impact in this case. There will be no detrimental impact upon the occupiers of the adjacent dwellings in this case.

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: 4th January 2021

Authorised by: Peter Barnett Date: 4 January 2021