Development Management – Delegated Officer Report

Application Number: AWDM/2015/22 Recommendation – APPROVE

Site: 10 Kings Road, Southwick, BN42 4RJ

Proposal: Erection of front porch and new monopitch roof to front. Reduction in size of first floor window to front

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 & Surroundings:

The property is a two storey semi-detached, hipped roof, dwelling, on rising ground, situated on the east side of Kings Road, Southwick.

There are a batch of bungalows to the south, which are on lower ground, but the majority of dwellings in the street are two storey situated to the north of the application site, and are on rising ground.

Many properties within the street have rear extensions and some have dormers.

The Proposal:

The application seeks permission for:-

- Front porch, with a pitched roof, with steps up to the front door;
- Mono pitched roof from new porch over the ground floor front bay to the side of the dwelling next to the adjoining neighbour;
- Reduce size (height) of first floor front window over the ridge of the new porch.

Consultations: None

Representations: None received

Relevant Planning Policies

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

Relevant Planning History:

AWDM/2014/22 Application for a LDC for proposed rooms in roof consisting of hip to gable roof extension rear dormer and front roof lights. Revisions to fenestration. **Approved 08.02.2023**

AWDM/2019/22 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5.1m from rear wall of the original house, maximum height 3.5m and height of eaves of the extension 3m. **Prior approval not required 02.02.2023**

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

There are a few porches within Kings Road on the two storey dwellings for example no. 18 has a pitched roof hood over entrance door; no. 22 has a half glazed front porch with monopitch roof; no. 24 has glazed porch with flat roof; no. 28 has a flat roof half glazed porch; no. 11 has flat roof half glazed porch, and even on adjoining streets such as Downland Avenue etc., there are various types of porches. Therefore the proposed porch and monopitch canopy to the front will not be out of keeping with the character of the surrounding area.

The reduction in the height of the first floor window above the porch will be a reasonable change which will not negatively impinge on the character or appearance of the dwelling.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.02.2023

Authorised by: Peter Barnett Date: 9 February 2023