Expiry Date - 05/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0484/24 Recommendation – APPROVE

Site: 24 Arlington Avenue Worthing West Sussex BN12 4TA

Proposal: Proposed front entrance porch refurbishment

Date of site visit: 20/05/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the east side of Arlington Avenue and to the north-east of the roundabout. The property comprises a two-storey detached house with facing brick elevations, a plain tiled hipped roof with front projecting cat slide feature and front dormer above, along with white UPVC openings. The property also exhibits a front porch with hipped roof, an integral garage, and a single-storey extension to the rear.

The property is reflective of the prevailing character of the area, of which consists of detached two-storey houses of a similar form, scale, design, plot size, and set-back position in the context of the street scene.

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

Proposal

The proposal is to refurbish the existing front porch bringing the existing front door and window forward, installing a new window to the side (south), and upgrading the existing walling to form an entrance hall out of the existing porch area. Together with adding a canopy roof over the new porch addition.

The new open-style porch would project forward of the existing porch and comprise a matching tiled pitched roof, matching brick elevations with brick piers to the front, and glass screens to the sides. The porch would project an additional 1m from where the front access door to the existing porch is located and measure 1.35m wide and 3.3m to ridge height.

Relevant Planning History:

AWDM/1177/17 - Tiled pitched roof to existing front flat roofed dormer – Application Permitted. Decision issued 23 Oct 2017.

AWDM/0144/21 - Two storey front extension and hip tiled roof over existing flat roof dormer – Application Permitted. Decision issued 06 Apr 2021. This permission lapsed without implementation.

Consultations: None.

Representations: None.

Relevant Planning Policies

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 proposed development would be readily visible to the street scene by virtue of its positioning projecting forward of the existing front porch. Notwithstanding, the proposed porch addition would be modest in scale and massing, be in-proportion and in-keeping with the existing porch, respect the character of the existing house by way of the matching materials proposed, and would still be sufficiently set back from the forward-most part of the front building line and street scene. Front porches are prevalent within the immediate and wider street scene and the proposal for an open-style addition is not anticipated to present a harmful precedent or result in an adverse impact on the visual amenities of the area.

Residential Amenity

The proposed porch addition would measure a modest footprint of 1m x 1.35m and be located to the centre of the front elevation of the house. The adjacent neighbour to the north No. 26 would be screened by the application property's cat slide feature and is located a sufficient distance away. Similarly, the neighbour to the south No. 22 is located a sufficient distance away. In any event, the porch would have a lightweight appearance and would not pose an intrusive outlook or significantly alter existing views for these neighbours. Windows are proposed to elevations where they already exist, thus, no unacceptable overlooking would occur. The proposal would not adversely affect the amenities of surrounding neighbours.

Expiry Date - 05/06/2024

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

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: 30.05.2024
Authorised by:	Jo Morin	Date: 30.05.2024