Development Control – Delegated Officer Report

Application Number: AWDM/0811/14 Recommendation – APPROVE

Site: 7 Old Fort Road, Shoreham

Proposal: Replacement enlarged front porch

Date of site visit: 01.07.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the northerly side of Old Fort Road and comprises a single storey bungalow property. The area is predominantly residential in nature and there are a mixture of property types and styles within the road.

The proposal seeks planning permission for a replacement enlarged porch extension which would extend the width of the bungalow to the front. The proposed extension would measure 1.5 metres in depth by 8 metres in length and 3.3 metres in height. The proposed extension would incorporate white rendered side walls to match the existing dwelling and the hipped roof would incorporate roof tiles to match the existing dwelling. The submitted drawings also show that the first floor plastic cladding on the front of the property would be replaced with timber cladding.

Consultations: None.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposals seek to demolish the existing small central porch and construct a replacement porch that would extend the width of the property and incorporate a tiled hipped roof. The exterior side walls would be rendered to match the side walls of the existing dwelling and three sets of glazed double doors would be located on the front elevation. It is also intended to remove the UPVC cladding at the first floor level and replace with timber cladding. The proposed porch would remain similar in terms of its design and scale to other porches visible on nearby neighbouring properties within the road.

Many of the chalet bungalows on this side of the road have front porches which extend the width of the property and incorporate tiled hipped roofs. The wooden cladding is also a material which is seen on other neighbouring properties within the road. 11 Old Fort Road has similar timber cladding at the first floor level with access onto the balcony and a similar proportioned porch at the ground floor level. It is therefore considered that the proposed porch extension and alterations to the materials on the front of the dwelling would remain in keeping with the appearance of the existing property and other dwellings within the road. The proposals are not therefore considered to have an adverse impact on the visual amenities of the area.

Residential amenity

The proposed porch extension would extend 1.5 metres to the front of the property and incorporate rendered solid side walls. The neighbouring property to the west has a conservatory extension to the front of the property. To the east the neighbouring dwelling is set further back than the application property and therefore the proposed porch would face the front garden area of the neighbouring property. As the proposed extension would be single storey, have a relatively small projection and would incorporate no side windows, it is considered that the addition would cause no loss of light or privacy to the amenity of the easterly and westerly neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Block & Location Plan, Drawing No. 4, Received on 13th June 2014.
   Title: Plans & Elevations as Existing, Drawing No. 01, Received on 13th June 2014.
   Title: Plans & Elevations as Proposed, Drawing No. 02 Rev A, Received on 13th June 2014.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roof of the porch extension hereby permitted shall, prior to commencement of use of the extension, be completed to match materials shown on the approved drawings.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the* Adopted Adur District Local Plan 1993-2006.

4. No windows – easterly or westerly elevations

<u>Informative</u>

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 31st July 2014

Authorised by: Peter Barnett Date: 31 July 2014