Development Management – Delegated Officer Report

Application Number: AWDM/1555/16 Recommendation – APPROVE

Site: 37 Hillside Road, Sompting, Lancing

Proposal: Front entrance porch to east elevation.

Date of site visit: 25/10/16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a detached chalet bungalow with two front dormers within a street of similar style dwellings which have all been altered and extended in some way to form variation within the street scene. The ground levels rise to the north and there is a level change with stairs to the main entrance. Consent is sought to add an entrance porch to the front recess and to enclose the external stairs that lead to the front entrance. The extension is 3.2 metres wide and 1.1 metres deep to bring it in line with the existing front projection. There is a sloping roof proposed to match the existing sloping roof which will meet the roof just below the front dormer. Roof tiles, render and bricks will be used to match existing.

Consultations: Sompting Parish Council: - No objections

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Submission Adur Local Plan 2016 Policy 15
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed front, porch extension is clearly visible within the street scene despite the front hedge, the sloping roof links in with the existing roof and the front of the extension is in line with the existing projection. It would be preferable to have a set

back where the extension adjoins the main building however this is not possible due to the internal requirements of the porch, stairs and front entrance. It is however considered on balance that provided that materials match existing that this addition is acceptable. It would not set an undesirable precedent in this case in the context of the existing street scene.

Residential Amenity

The bungalow is detached and the extension is only 1.1 metres in depth. It will therefore not result in any loss of light, privacy or overbearing impact in this case. There is a window to the side facing south, however being a small entrance porch only there would be no risk of overlooking from this room.

Recommendation

APPROVE

1. time limit
2. Materials to match existing
3. approved plans

Informative

1. proactive no amendments

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

Case Officer: Hannah Barker Date: 14th November 2016

Authorised by: Jo Morin Date: 15.11.2016