Development Management - Delegated Officer Report

Application Number: AWDM/0122/22 Recommendation – APPROVE

Site: 6 The Lawns, Sompting, West Sussex

Proposal: Porch to North Elevation

Date of site visit: Not visited, assessed using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two-storey semi-detached, gable roof house to the south side of The Lawns, Sompting. The fronting of the dwelling and attached dwelling no.5 are aligned with the neighbouring dwellings to the east but are positioned slightly forward to those to the west. Ground level slightly decreases towards the entrance of the dwelling from the footpath. The dwelling matches the prevailing character of the surrounding area.

It is proposed to construct a gable roofed porch measuring approximately 3.6-metres high, 3.1-metres wide, and extending 1.65-metres onto the driveway. The porch will consist of 1 north facing door and window, and 1 west facing side window. All materials are to match that of the existing dwelling.

Relevant Planning History

None

Consultations

None

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises the construction of a porch to north elevation on an existing dwelling, located within a built up residential 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 area.

Visual amenity

The proposed porch is positioned to the front of the existing door to the east side of the house and extends out onto the driveway. It is considered that the porch represents a subservient addition to the dwelling of a reasonable scale and design, the materials used do not detract from the existing dwelling and surrounding area, which reduces its visual impact within the street scene. Particular attention has been made by the applicant to the maintaining of the appearance of the existing dwelling within its immediate surroundings.

There are similar examples of this nature of development at various locations along The Lawns and wider residential area. Therefore, it is considered that it will not represent an incongruous form of development within the locality.

While it is of note that the porch will extend beyond the existing ‘building line’ of the property, this is not considered to be of a significant or excessive extent.

Residential amenity

Immediate views from the porch will be out towards the footpath and highway to the north and personal/ neighbouring driveway to the west. Whilst it is of note that the west facing window faces towards the ground-floor window of the attached dwelling at no.5, the existing front protrusion of the dwelling will screen the development and will therefore not visually intrude the neighbouring dwelling. The orientation of the development will have no detrimental effect on residential amenity as there will be no greater overlooking than currently exists.

There will be a change in outlook of neighbouring properties, however, this outlook will not be dominant nor overbearing due to the size and positioning of the development.

It is considered that the development successfully assimilates into the street scene and does not unduly affect neighbours. An effort has been made by the applicant to ensure the development is respectful of the character of the area and provides a contribution that does not adversely affect its distinctness.

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: Jason Albon Date: 15th February 2022

Authorised by: Peter Barnett Date: 23 February 2022