Expiry Date - 06/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0487/24 Recommendation – APPROVE

Site: 7 Stour Road Worthing West Sussex BN13 3LY

Proposal: Replacement porch

Date of site visit: 20/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the north side of Stour Road within a residential area of Worthing. The property is a detached bungalow comprising an interlocking tiled cross gable roof, predominantly facing brick elevations with white feature cladding to the gable faces, and white UPVC openings. The property is set back from the public realm a moderate distance behind an open front lawn with block paving pathway and driveway to either side. The property exhibits a modest sized flat roofed front porch set-back a good distance from the principal elevation to the east elevation. The property's garage projects from the east gable face and extends beyond the original rear elevation into the rear garden. A single-storey rear extension also appears to have been constructed.

The surrounding area is low density characterised by detached bungalows of a similar form, scale, design, plot size, and set-back position. The application property is particularly coherent with the neighbouring properties No's 5, 3, and 1 Stour Road to the west.

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

Proposal:

Permission is sought to demolish the existing front porch and construct a new front porch. The porch would comprise a flat roof, light grey horizontal cement cladding elevations, a front (south) and side (east) facing window, along with a side access door.

The existing porch comprises brick and glazing elevations and projects approximately 1.45m off the side elevation, has a length of approximately 2.1m, and a flat roof height of approximately 2.6m. Where-as, the proposed porch would project approximately 1.9m off the side elevation, have a length of 3.6m, and flat roof height of approximately 2.6m.

The existing shed to the rear of the garage is to be demolished and replaced with an extension labelled as a 'store' within the submitted plans. This element appears to be achievable under permitted development rights and has only been included in the plans for completeness.

Relevant Planning History: None relevant.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

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 porch would extend further towards the front of the bungalow and further out from the side elevation compared to what exists. Notwithstanding, the porch would remain situated a good distance (some approximately 2.05m) from the front elevation and acceptable distance from the street scene. Whilst the footprint and overall scale of the porch is increasing, the height, form, and situation of the porch in the context of the bungalows layout is remaining the same. Accordingly, the porch would respect the existing bungalow and not pose as an intrusive or dominant addition when viewed from the street scene.

Following discussions with the agent, it was agreed that a window be inserted to the front of the porch in order to re-create the lightweight appearance and reflect the aesthetic in respect to windows of the existing porch. Although surrounding bungalows have been constructed using predominantly facing brick, cladding is also widely used to highlight architectural features such as the gable faces and window surrounds. In view that this material is already established within the locality and is to be applied to a subsidiary addition to the bungalow in the form of a new front porch, coupled with the inclusion of the front window which offers some visual relief, it is considered that the external appearance of the porch would not significantly detract from the character of the bungalow and surrounding area. A condition of planning

permission has been imposed to ensure the cladding material matches the type and colour of cladding that exists on the bungalow.

The proposed porch would be sufficiently in-keeping with the bungalow and surrounding area and would be acceptable on visual amenity grounds.

Residential Amenity

There would be no adverse impact on the residential amenities of surrounding neighbours owing to the porches siting and positioning of windows a sufficient distance from neighbouring amenity, along with its acceptable scale in this context not breaching existing building lines of the bungalow.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Matching cladding

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 05.06.2024
Authorised by:	Jo Morin	Date: 05.06.2024