Expires 14/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0108/07 **Recommendation – Permit Application**

Site: **54 Parklands Shoreham-by-Sea West Sussex BN43 6NN**

Proposal: **Porch ~~and 0.5m high wall around front garden~~**
pl. amend description

The Application

The application site is an end-of-terrace property located on the Parklands estate in Shoreham. It is the southernmost dwelling in a terrace of six bounded to the south and west by access roads and to the east by the rear gardens of its sister terrace.
The proposal is to add a brick enclosed porch (1.5 x 2 x 3 metres) to the south side front door to replace a previous original canopy porch that was blown down in high winds a number of years ago. The proposal also requests permission to enclose the front garden on the south and west sides with a 0.5 metre high brick wall. Permission is required for these additions due to the removal of permitted development rights when the estate was built in the early 1980's (under SU/144/83).

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The key planning concerns surround whether the additions will be sympathetic to the nature of the open plan estate.

Porch

The properties on the Parklands estate were all built with tiled canopy porches, many of which also include storage enclosures on one side. Some of the residents have lawfully built beneath the remainder of their canopies to create fully enclosed porches. The applicant property was originally built with a tiled canopy but this was blown down several years ago. This proposal therefore seeks to replace this canopy with an enclosed porch similar to the other recently enclosed porches on the estate.

It is not considered that this will be detrimental to the streetscene, however there is concern that the proposal will be greater in depth than the others. Following discussion with the agent it was agreed to reduce this depth from 105 metres to 1 metre. This will make it less bulky in appearance, identical in size to all the other porches in the locality, and will maintain a consistency cross the estate. Amended plans were received on 02 May 2007.

Wall

The applicant's front garden is located on a corner plot and is therefore a highly visible component of the estate's open plan design. The removal of the permitted development right to erect front boundary treatments was designed to maintain this open plan nature. This has largely been maintained elsewhere with the notable exception being a front dwarf wall opposite the applicant property at No.44 which appears to have been built without the requisite permission. This unlawful development is not considered to set a precedent for further front wall/fences. The applicants state that the wall is intended to prevent local youths from continually crossing their front lawn when accessing the nearby parkland. This is not a relevant planning consideration and so the recommendation must be to refuse this part of the application in order to maintain the character of the estate as envisaged on construction. Following discussion with the agent it was agreed to remove the front wall from the proposal. The agent formally withdrew the wall from the application on 02 May 2007.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing) - permitted shall be completed.
3. C14Aii: '...received on 02 May 2007 for the front porch only and not... Reason:...policy AH7 of the ADLP and DEV1 of the WSSP.' (permission relates to amended plans)

Case Officer:.....

Date: 2/5/07.