Development Management - Delegated Officer Report

Application Number: AWDM/0503/21 Recommendation – APPROVE

Site: 27 Halewick Lane, Sompting, BN15 0ND

Proposal: Demolition of existing porch and construction of new pitched roof porch.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on rising land on the west side of Halewick Lane in Sompting, and is a two storey semi-detached house. There is an existing enclosed glazed porch and there are steps leading down from the porch.

Porches are a common feature along Halewick Lane, and there are many designs and sizes of porches from the 'lid' canopy; open porch; porches extended forward and sideways with hipped roofs; enlarged porches with mono pitched roofs; open porches with mono pitched roof on gallows brackets etc.

Proposal:

The application seeks permission to remove and enlarge the existing porch with a brick built porch with a hipped roof. The side elevation (south) being left open.

Representations: Sompting Parish Council: No objection

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up 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 surrounding area.

Visual & Residential amenity

There are numerous porches and differing porch sizes; designs; and materials on properties along Halewick Lane, and therefore the slight increase in size and change of materials from the existing glazed porch will not result in any material harm to the existing character and appearance of the street scene or the existing amenities of the neighbouring residential properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informative:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 11.05.2021

Authorised by: Peter Barnett Date: 11 May 2021