Development Control – Delegated Officer Report

Application Number: AWDM/0319/20 Recommendation APPROVE

Site: 183 Tower Road, Lancing, BN15 9JL

Proposal: Proposed pitched roof front entrance porch.

Date of site visit: 18.03.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached, two storey dwelling situated on an internal corner, thereby having a wider than average rear garden, and backs onto a detached building 'Shermanbury Court' a 2 ½ storey development of 14no. flats which is accessed off Carnforth Road to the north-west of the application site.

183 Tower Road is within a group of houses which are set back from the main part of Tower Road, and have a green triangular section of amenity land to the front.

The rear of the property is on slightly higher land than the garden, and thereby has a raised decking area directly behind the rear French doors. There is also an open pergola type structure contained within the raised decked area.

Proposal

The application seeks permission to provide a pitched roof entrance porch to the front of the property. It will measure some 2.23m wide x 1.5m deep x 3.465m high and be constructed of materials to match the existing dwelling.

Relevant Planning History:

AWDM/0674/20 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original dwelling, maximum height 3.8m and height of eaves of the extension 2.6m (porch not included).
Decision - Prior approval is not required 02.06.2020

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15

DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide the front porch extensions.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual & Residential Amenity

A site visit clearly shows that many neighbouring properties have front porches added to the original dwellinghouses, the designs of which vary. The adjoining dwelling has a pitched roof canopy over their front door; no. 191 has a glazed pvcu flat roof conservatory; 193 has a flat roof brick porch; no. 195 has a pitched roof brick porch.

No. 183 is set at an angle to its neighbouring property no. 185, who will see more of the front of the dwelling than if they were all built in a linear form. However, notwithstanding this, it is considered that the provision of a brick porch some 5.5m from their front door is not considered to result in a material loss in their visual amenities. Further given that there are many different styles of porches to the nearby neighbours, it is not considered that the proposed front porch will result in a loss of residential amenities to the character and appearance of the neighbouring locality.

NB: The plans as submitted show a rear extension, however, this has now been dealt with by way of a larger home extension application (AWDM/0674/20) and therefore the rear extension is not being considered here

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match

Informative

1. Approved following amendment
2. For the avoidance of doubt, this permission refers purely to the front porch only, and does not purport to permit the rear extension. The development of the rear extension has now been dealt with under AWDM/0674/20

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

Case Officer: Eve Hearsey Date: 05.06.2020

Authorised by: Peter Barnett Date: 5 June 2020