Development Management - Delegated Officer Report

Application Number: AWDM/0809/14 Recommendation – Approve

Site: 20 The Avenue, Shoreham-By-Sea
West Sussex, BN43 5GJ

Proposal: Front extension to form larger porch.

Date of site visit: 1 July 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling with a gable projection with catslide roof fronting the road and a hipped roof sloping down to meet the eaves of the catslide, set further back, forming an L-shape recess at ground floor. It is proposed to construct a new entrance porch to infill the 'L'. The porch will have a pitched roof with glazing in the front gable. It will measure 4.6m wide, 2.7m deep and 4.6m high.

Relevant site history

Various extensions approved previously

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwelling and its surroundings.

Visual amenity

The porch extension is at the front of the house but it will not project further forward than the existing forwardmost part (except for the roof overhang). It will square off the front of the house, removing part of its character. However, the street scene is varied and the L-shape is not part of a regular pattern of development. The proposed roof will reflect the gable form of the main house but is subsidiary to it. It is not considered that serious visual harm will arise as a result of this proposal.

Residential amenity

The porch will not cause any loss of residential amenity to its neighbours.

Recommendation

APPROVE

Subject to Conditions:-

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

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: Peter Barnett Date: 10 July 2014

Authorised by: Gary Peck Date: 15 July 2014