Development Management - Delegated Officer Report

Application Number: AWDM/1156/21 Recommendation – APPROVE

Site: 54 Downland Avenue, Southwick, BN42 4RN

Proposal: Proposed timber clad pitch roofed front 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 application site is located on the south side of Downland Avenue and is a two storey semi-detached dwelling. It is brick faced, with a plain tiled hipped roof, and has a flat roof canopy over the front door. The land slopes to the south from the pavement, with the front being slightly lower than the pavement and the rear garden being lower than the front of the house. There is also a flat roof attached garage located to the rear of the house.

The street has a mixture of house types, sizes and designs, but are predominantly semi-detached.

There has been many changes to the dwellings in the area, with many extensions of some form, including roof extensions.

No. 50 has provided a front porch which has more or less created an enclosure using the existing canopy as a start. Along the street there are other enclosed porches, mainly in a flat roof box form. But there are also some brick porches with mono pitch, gable or hipped roofs.

Proposal:

The proposal seeks permission to create a front extension to the front of the existing front door of the property. The front extension will contain the porch and a w.c. The front door will be recessed within the structure.

The structure will measure some 2.8m wide x 2.5m deep x 3.5m high.

The materials shown for the front extension will be brick; timber cladding and will have plain tiles to match the existing roof of the house.

Consultations: None

Representations: None received

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 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 Amenity:

The style and design of the front extension is a mix of traditional and modern; the hipped roof and materials reflect the existing roof of the dwelling, and whilst the timber cladded elevations are now trending, they are also a traditional material that was often used on front porches, being a form of vernacular architecture, particularly for this late 1930's dwelling. The aspect of the modern that is conveyed, is the slit side window which is reflected on the front entrance door.

It is considered that the provision of the front extension and its design, is reflected in the street scene by the fact that there are others that have brought in similar styles and roofs, and thereby the proposal is considered to be in accordance with the SPG 'Extensions and Alterations to Dwellings'.

The front extension will be visible within the street scene, but it is considered that it will be an acceptable feature within it, and the use of the cladding will introduce a complimentary visual aspect that will work well with the variety of materials that currently occur.

Residential Amenity:

The neighbouring properties that could be affected by the front extension are no.s 52 and 56 Downland Avenue, to the sides of the application site, and no.s 39 and 41 Downland Avenue which are on the opposite side of the road.

No. 52 to the west, is some 3.8m distant and no. 56 is the adjoining dwelling to the east, both of which will only see the front extension on their approach to their own properties and thereby the extension will not result in a loss to their existing residential amenities. However, it would be prudent to apply a condition requiring that the window serving the w.c. was to be obscure glazed.

The properties on the opposite side of the road are more than 20m distant and therefore will not be affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Colour of cladding
5. Window

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 11.08.2021

Authorised by: Gary Peck Date: 12 August 2021