Expiry Date - 03/06/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0452/14 Recommendation – APPROVE

Site: 67 Pratton Avenue Lancing West Sussex BN15 9NX

Proposal: Retrospective application for front porch

Date of Site Visit: 15/4/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front brick porch 2.9m high 4m square with front (e) and side (n) facing windows and door under a bonnet hipped pitched tiled roof.

The application property is a semi-detached two-storey house with deep front garden and in a residential street of similar properties. It has brick and tile hung elevations and minimal boundary enclosure.

Relevant History: None

Consultations:

Lancing Parish Council: No objections

Representations: None

Relevant Planning Policies and Guidance

Adur Local Plan (saved policies): AG1, AH7
National Planning Policy Framework (2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension is a noticeable addition to the front facade of the house, but its wholly subordinate scaling means it does not dominate its frontage. It matching exterior materials and matching roof tiles harmonise adequately with the host dwelling. The street scene is not materially harmed by reason of the addition.

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Neighbours

The extension does not cause undue harm to neighbouring properties' occupiers; specifically, there are no windows directly facing the adjoining house and no likelihood of serious loss of light, loss of outlook or impression of dominance.

Recommendation

APPROVE

Subject to Conditions:-

1) no s side apertures

Informatives

1. 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

2. This decision relates to the location plan and unnumbered photographs, plans and elevations received 8/4/14.

Is recommendation contrary to any representations? N

Case Officer signed: L Simmons Date: 29/5/14

Authorised and signed by: Jo Morin Date: 03.06.2014