DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: AWDM/0085/12

Recommendation APPROVE

Site: 8 The Marlinespike Shoreham by sea

Proposal: Enclose front porch area

NEIGHBOURS CHECKED: Yes

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None

SITE AND SURROUNDINGS:

The application property is located on the north side of the road towards the eastern end of The Marlinespike. The road consists of detached and semi detached bungalows.
The property is one half of a pair of semi detached chalet bungalows built in 1959 (planning reference SU/24/58).
The property has brick walls with a brown/red tiled roof, white PVCu windows with a pair of white PVCu doors in the front elevation and two dormer windows on the front roof slope.
The property has a garage situated at the rear with access via the front (side) driveway. There is a tiled roof archway at the side (west) of the dwelling over the driveway leading to the garage.

The attached chalet bungalow (No. 6 The Marlinespike) has enclosed the recessed porch area.

PROPOSAL:

Permission is sought to enclose the front porch area incorporating a pair of PVCu doors (opening outward providing a larger lounge area). Permission is required because the proposed development fronts a highway and extends beyond a wall which forms the principal elevation.

The removal of a small (front) window and provision of a new front entrance door with small internal lobby would be carried out as ‘permitted development’.

RELEVANT PLANNING HISTORY:

SU/24/58/TP - Pair of semi detached bungalows (14.03.1959)
SU/300/01/TP - Additional front dormer (22.01.2002)

RELEVANT PLANNING POLICIES:

Adur District Local Plan saved policies AG1, AH7
South East Plan CC1, CC6, BE1

RELEVANT CONSULTATION RESPONSES: None

REPRESENTATIONS: None

PLANNING ASSESSMENT:

Principle
There is no objection in principle to the proposed development which constitutes up-grading of the existing housing stock. The relevant considerations in this case are the design of the alterations and the effect on the appearance of the property and the surrounding area, and the effect the enclosure of the porch will have on the amenities of the neighbouring properties.

Visual Amenity
The built form and layout of existing development creates a sense of visual harmony within the street, but within this wider context individual properties display a degree of variation of appearance, many having had various small-scale additions or alterations to their fenestration.

The existing pair of chalet bungalows are not matching in appearance and it is considered the minor alteration proposed in this application will not detract from the proportions of the application property nor the appearance of the pair within the streetscene.

Residential Amenity
There are no adverse amenity implications arising from this proposal.

RECOMMENDATION: **APPROVE** for the reason:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the Adur District Local Plan and saved policies AG1, AH7 or the South East Plan (CC1, CC6, BE1).

Subject to conditions:-

1. Standard time limit
2. Approved drawings

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION:

No

DELEGATED

Case Officer	Julia Odell	Date: 29.02.2012
Authorising Officer:	Jo Morin	Date: 29.02.2012