Development Control – Delegated Officer Report

Application Number: AWDM/9976/17 **Recommendation – APPROVE**

Site: **Ground Floor Flat, 59 The Green, Southwick, BN42 4FX**

Proposal: **Replacement front porch to serve ground and first floor flat**

Date of site visit: 28.02.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2 ½ storey middle of terrace property currently used as 2 no. flats. The property appears late Victorian/early Edwardian, with buff bricks and red window arches and moulding coursework. The property lies on the west side of road named The Green, and a recreational green, called The Green, lies to the east of the property. There is an existing glazed porch over the front entrance door.

The site lies within the Southwick Conservation Area.

Proposal

Permission is sought to replace the existing porch, with a porch of the same dimensions and materials.

The porch measures some 875mm deep x 1.5 metres wide. It will have a timber frame with glazing bars etc. largely of the same dimensions as the existing porch.

Consultations:

Southern Water has no objections to the above proposal.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, SparrowgroveHouse, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed porch which would replace an existing porch within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed porch will be replacing an existing porch of the same design and materials and will be of similar dimensions. It is difficult to see that the replacement would result in any harm to the existing visual amenities or the character of the locality or the Conservation Area.

Residential Amenity

The replacement timber porch would have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

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

Informative

1. Approved without amendment
2. Southern Water

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

Case Officer: Eve Hearsey Date: 13.03.2017

Authorised by: Jo Morin Date: 22.03.2017