Development Control – Delegated Officer Report

Application Number: AWDM/0656/13 Recommendation – Approve

Site: 18 Parkside, Shoreham-By-Sea, West Sussex

Proposal: Retention of front porch

Date of site visit: 26th June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located in the built up area of Shoreham-By-Sea on the eastern side of Parkside a private road with properties of varying styles on the east side and ancillary parking and garage buildings opposite. The building is a two storey detached building with an attractive traditional character.

Permission was granted in March 2013 for the replacement of side extension and extension and alterations to front central dormer and porch under reference ADC/0019/10. Following this AWDM/0085/11 was approved for a non material amendment in May 2011 to increase the width of the proposed side extension and add rooflights.

The current application seeks retrospective planning permission for a gable porch and canopy which have been erected without consent. The porch shown on the approved plans ADC/0019/10 showed a modest porch with sloping hipped roof. A porch with gable roof has been constructed with open porch canopy attached to the front. The depth of the porch is 2.5 metres with the canopy being 1.35 metres in depth. The porch has a maximum height of 3.9 metres with the canopy lower with a maximum height of 3.45 metres.

Representations: No third party representations have been 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’
National Planning Policy Framework (CLG 2012)

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 and canopy are clearly visible within the street scene. The porch is of gabled roof design and rendered to match the existing house. Roof tiles have also been used to match. The porch has been designed to replicate the dormer above. Although the canopy is of the same gable design it is constructed from timber and is an open structure. Although a prominent addition to the front of this dwelling, it does not over dominate the property frontage.

Residential amenity

The porch and canopy are centrally positioned within the site away from the side boundaries with dwellings either side. There are no properties opposite to be affected. The existing porch and canopy will not result in any loss of light, privacy or overbearing impact to any dwellings either side of the site.

Recommendation

APPROVE for the reason:-

The proposed development does not detract from the local environment and does not result in unacceptable detriment to the amenities of neighbouring properties. It would consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

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.

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

Case Officer: Hannah Barker Date: 4th July 2013

Authorised by: Jo Morin Date: 9 July 2013