Development Management - Delegated Officer Report

Application Number: AWDM/0625/21 Recommendation – APPROVE

Site: 66 Elms Drive, Lancing, BN15 9LR

Proposal: Construction of porch to west elevation.

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached rendered bungalow with a slight art nouveau style with its curved exterior elevational wall, and is positioned on the east side of Elms Drive in Lancing. Its front amenity area is totally hardsurfaced as too is its adjoining neighbours front amenity land. The property also has a full width rear extension.

The area comprises predominantly semi-detached bungalows, many of which have been extended in some form.

Proposal:

The application seeks permission to provide a brick built porch to the front elevation, measuring approx. 1.8m deep x 1.87m wide x 2.6m high (excluding the rooflight). The entrance door will be to the front and will have a step leading into it. A window is show to the north elevation and none to the south elevation.

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant History:

AWDM/0476/18
Householder application for permitted development for prior approval for single storey rear extension with an overall depth of 6m from rear wall of the original dwelling, maximum height 3.2m and maximum height of eaves 2.6m.
Granted 03.05.2018

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 2019

Planning Assessment

Principle

The proposal comprises upgrading 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 surrounding area.

Visual & Residential Amenity

The proposed porch will not overdominate the front elevation or result in an unacceptable intrusion onto the front elevation. It is not considered to be overly large and thereby will be an acceptable addition to the elevation.

It is far enough away from neighbouring residential amenities so as not to affect their existing residential amenities.

Recommendation:

Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 08.06.2021

Authorised by: Peter Barnett Date: 8 June 2021