Development Management – Delegated Officer Report

Application Number: AWDM/0344/24 Recommendation – APPROVE

Site: 32 Abbey Road, Sompting, BN15 0AB

Proposal: Side porch.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is situated on the east side of Abbey Road, and is a semi-detached bungalow, which backs onto the 'Sir Robert Woodard Academy'. The bungalow is rendered and has a hipped forward section, the main roof is also hipped. The front amenity area has been hardsurfaced for the parking of cars, there is a dropped kerb to the front of the property. The space next to the dwelling and the side boundary to no. 30, was formerly a drive to a rear garage. The bungalow has a rear, full width extension, with a false pitched roof, and there is a rear outbuilding. The existing entrance door to the bungalow is to the side elevation (south).

The street scene comprises predominantly bungalows, detached and semi-detached. Many of the bungalows within Abbey Road have undergone ground floor extensions and some have roof extensions also i.e. the adjoining neighbour at no. 34.

The Proposal:

The application seeks permission to provide:-

- Side porch to south elevation, with a flat roof;
- Positioned 900mm to mutual boundary with no. 30
- Measuring approx. 1.35m wide x 3m long x 2.34m high
- Window in side (south)
- Entrance door to front elevation (west)

Consultations: None

Representations: None received

Relevant Planning History:

AWDM/1044/23 Application for a Lawful Development Certificate for proposed rear dormer and hip to gable. **Granted 14.09.2023**

AWDM/1424/23 Proposed front dormer. **Approved 05.12.2023**

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The property has recently gained planning permission for roof dormers and a hip to gable roof extension. There is also an existing rear extension.

The proposed side porch is quite minor, measuring approx. 3m x 1.35m and it will be to an existing front door. The eaves will be level with the existing eaves and it will have a flat roof. Whilst there are no noticeable side porches within the street scene, there are many side extensions, including garages, thereby the porch will not be out of character within the street scene. However, as the side window faces onto no. 30 which has windows within its side elevation, it would not be unreasonable to apply a condition requiring that the window be obscure glazed.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.05.2024

Authorised by: Peter Barnett Date: 3 May 2024