Expiry Date – 17/4/13

Development Control – Delegated Officer Report

Application Number: AWDM/0216/13 Recommendation – APPROVE

Site: 11 Japonica Close, Shoreham

Proposal: **Pitched roof front porch.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to semi detached house on the south side of Japonica Close, a small cul de sac of 19, 1970's two storey houses off the south side of Rosemary Drive. These properties have open plan front gardens around a small communal on street parking area and communal lawn at the cul de sac head. No. 12 is at the head of the cul de sac beyond the communal lawn. There are a number of mature tress in the road.

Permission is sought to add a pitched roof porch to the front of this house measuring 1.45metres in depth, by 2.04 metres in width and 3.22 in height. As originally built these properties have flat roofed open canopies at the front. A number of neighbours have enclosed their canopies with porches (6, 8, 13 and 15) and two have added pitched roof porches, Nos. 1 and 18, neither with permission. The porch at No. 18 was built in 2005. This proposal is based on the porch at No. 18.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Relevant Planning History

None.

Consultations

None.

Representations

None received,

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: No.3 ‘Extensions and Alterations to Dwellings’;

PLANNING ASSESSMENT

Principle

Where extensions will have no significant impact on neighbours and are of a sympathetic design in matching materials permission will generally be forthcoming.

Visual amenity

Policy AH7 (b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. DC Standard No.3 states that.

This porch needs permission because it is 22cm taller than the maximum height for porches allowed under permitted development of 3 metres. Whilst pitched roofs are not a common feature of these properties and a flat roofed porch would be more in keeping the introduction of one to this porch will not be so damaging to the appearance of the house or the cul de sac to warrant a refusal.

Neighbour amenity

It will not affect neighbour amenity as it is well removed from both No.11 and No. 13. No. 13 to the west is separated from the site by shared side paths and it has a flat roofed porch.

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 National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: No.3 ‘Extensions and Alterations to Dwellings’;

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing

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 any representations? N

Case Officer signed: MOK Date: 26/04/13

Authorised and signed by: PD Date:29.4.13