Expiry Date - 11/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0992/23 Recommendation – APPROVE

Site: 35 Rectory Gardens Worthing West Sussex BN14 7TE

Proposal: Retrospective application for retention of front porch.

Date of site visit: 02/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Rectory Gardens within a residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick and render elevations and a hipped roof. The property is set back from the road behind a paved driveway. There is a single storey converted garage and extension to the south side and a single storey extension to the rear.

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

Proposal

Retrospective planning permission is sought for retention of a front porch measuring 2.755m wide by 0.96m deep. The porch has a monopitch roof with gable to the front of 2.6m high to eaves and 3.6m high to the ridge with steps down to the front. The porch has been finished in white render, slate tiles and has dark grey/black composite double doors to the front.

The porch was started on 01/05/23.

Relevant Planning History:

AWDM/0991/23 - Proposed single storey side and rear extension. Amendments to previous approved application AWDM/1738/22 – Pending Consideration

AWDM/1738/22 - Proposed single storey side and rear extension - Approved

02/00995/FULL - Two storey side extension - Refused

Consultations:

None required

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Representations:

One objection received:

From the revised drawing the new porch shows a projection of 96cm from the old front door position. The proposed steps leading to the raised porch (now at house floor level) there are no dimensions shown, at a guess from the revised plan these would protrude a further 1m from the enlarged porch.

The above change will severely reduce the dimension of the parking space (2metres lost) in front of the property. During build (since February) there have been numerous issues with vehicles related to the property parking on pavements on both sides of the road causing nuisance.

With reduced parking on the drive at 35, parking issues will remain.

Secondly, the revised scheme lacks detail, does not show finishes of the steps or the area above the enlarged double front door. It is not clear if this Apex facia is wood, rendered, plastic, or glass.

If it is the latter, I would object to this on light nuisance as this would shine over to our ground floor extension.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Although the porch meets the criteria for permitted development in terms of area, the height of the porch exceeds 3m above ground level and therefore requires planning permission.

Visual Amenity

The front elevation of the building is clearly visible from the road due to the open parking area to the front, however the porch is less visible in side views due to the vegetation to the frontage at the adjacent houses. The previous porch consisted of a tiled canopy roof on brick and timber supports, open to the front and sides with steps down to the front.

There are various porches within the street scene mainly comprising of canopy roofs of varying size, form and materials. Permission was granted at No.30 for a larger enclosed porch to the front with hipped roof. The width and height of the porch at No.35 are very similar to that approved at No.30 with the main differences being the additional steps down to the front to accommodate the sloping ground levels, the gable design with double doors and the narrower depth of the porch at the application property.

Although properties in this road are of similar design and form, many have a more individual character resulting from various extensions, additions or alterations. The application property has rendered over the previous brickwork at ground floor and to the two storey bay and has replaced its windows with black frames giving the building a more contemporary appearance than surrounding properties. The design of the porch is considered to be in keeping with the updated appearance of the building and whilst this is a more prominent design than the previous porch it is not considered to have a significant harmful impact on the character of the street scene.

The scale of the porch is not excessive and it is only the height that is above the limit for permitted development due to the sloping ground level to the front. The eaves of the porch line through with the top of the adjacent window frame, creating a balanced elevation and the porch does not appear excessively high.

Retention of the porch is therefore considered acceptable and does not result in any significant harm to the character of the street scene or the visual amenities of the locality.

Residential Amenity

The depth of the porch projects only slightly beyond the existing front bay and is set in from the boundaries to both sides and would not have any adverse impact in terms of overshadowing or appearing overbearing to these neighbours. No overlooking would occur.

The property opposite at No.18 is over 26m from the porch and separated by a road and would not suffer any adverse impacts as a result of this porch addition.

There is still sufficient space to park vehicles on the hardstanding to the front of the property and there would be no additional demand for on street parking as a result of this porch addition.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers (retrospective)

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Informative

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? Y

Case Officer: Amanda Haslett Date: 04/09/23

Authorised by: Jo Morin Date: 04.09.2023