Adur District Council

Planning, Regeneration and Wellbeing

Mr M Jones
6 Downland Avenue
Southwick
West Sussex
BN42 4RG

Our Ref: ADC/0291/09
Your Ref:

Date: 14 August 2009

Dear Mr Jones,

RE: Proposed replacement front porch (revised design), 6 Downland Avenue, Southwick.

In reference to the above planning application.

The submitted plans are an improvement on the existing unlawful porch, however it is my opinion that there still needs to be some further amendments prior to me recommending the application for approval.

The original porch was refused for the reason that it formed an obtrusive and incongruous feature that was visually out of keeping and unsympathetic to the existing house, and was detrimental to the visual amenities of the locality.

I think that the alteration to the pitch of the roof of the porch helps with how the porch relates to the existing house, however where the roof adjoins the house is too high, and would only add to its dominance. I think that the proposed roof will need to maintain the current angle to match the house but will need lowering considerably to just above the door frame. Consequently this will require the reduction in height of the side windows so as to keep them in proportion.

Additionally the obscured glazing in the front doors adds to how bulky the porch appears, I would advise that the obscure glazing film which appears to have been used is removed to allow for some views of the original front of the house which would lessen the impact.

The final matter is the external appearance of the porch. You propose to render the exterior which is considered to be acceptable provided the above recommendations are undertaken.

I would be grateful if you could consider my comments, and if you are minded to make some amendments to the submitted planning application then please forward two copies of the plans for my attention no later than 01.09.09, after which time if none have been received the application will be determined on its current submission.

Yours sincerely,

Carlos Hone
Planning Officer