Development Management – Delegated Officer Report

Application Number: AWDM/0341/24 Recommendation – APPROVE

Site: 34 Cokeham Lane, Sompting, BN15 9UP

Proposal: Porch to east elevation.

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 west side of Cokeham Lane and is a semi-detached, two storey dwelling, the south section of the dwelling appears to be a later addition as it is stepped back from the frontage and has a ridge lower than the main ridge-line. The elevations are white, rough pebble-dash/render, and a slate tile roof.

The entrance door is positioned on the side elevation of the dwelling, and there is a single storey extension behind the later addition also, with a first floor section above with a gabled pitched roof.

The neighbouring half of the semi, no. 32, has the same rough pebble-dash/render, with a slate roof. It also has a large front porch of a similar design to that proposed at no. 34. The neighbouring property is wider than no. 34 and may well have had a two storey extension in the past, which kept the dimensions of the host for a cleaner form of development.

The area is residential in nature with bungalows and two storey properties, mainly detached and semi-detached. Many have been extended in some form and there are some porches and door canopies in the area

The Proposal:

The application seeks permission to provide:-

- Change ground floor front window to an inner door;
- Provide a pitched roof front porch with white render walls; slate roof tiles; and timber posts;
- Approx. 3.11m wide x 1.4m deep x 3.4m high;
- Change front door currently in the side elevation to a window.

Consultations: None

Representations: None received

Relevant Planning History:

ADC/0511/07 Two storey extension to side forming 2 bedrooms on first floor and kitchen/dining extension on ground floor **Approved 12.10.2007**

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

Currently the dwelling does not visually link with its neighbouring half, namely no. 32 Cokeham Lane, although similar in style there is a disconnect. By providing the porch to the front elevation, it brings the entrance to the dwelling from the side, onto the front elevation. The design of the porch is of a similar design to no. 32, thereby providing a further design link with its neighbour, and also providing a visual interest to the front elevation of the application site.

The porch design is rustic in nature, particularly with the timber cross beams at the front and the timber support posts. It will also reflect the same material as the main houses namely pebble-dash/render walls, and will have a slate roof. By bringing the timber support post slightly forward of the corner link between the host dwelling and the side extension, it will provide a connection between the adjoining, main dwelling and the extension.

Because of its position on the dwelling, the new porch will not materially affect either the existing residential or visual amenities of its neighbouring properties, and will not be out of character with the locality.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 21.05.2024

Authorised by: Peter Barnett Date: 23 May 2024