Development Control – Delegated Officer Report

Application Number: AWDM/0568/15 Recommendation – APPROVE

Site: 17 Hawkins Crescent, Shoreham

Proposal: Replacement porch to front

Date of site visit: 26.05.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located on the northerly side of Hawkins Crescent and comprises a semi-detached bungalow. This is a predominantly residential area comprising similar semi-detached bungalows many of which have been extended with single storey rear extensions and dormer extensions to the front and rear.

Planning permission is sought for a single storey extension to the front elevation of the bungalow to provide a new entrance porch. The proposed extension would measure 2.150 metres in length from the recessed front entrance door on the existing dwelling, 4.2 metres wide and 4.4 metres in total height.

The extension would incorporate facing brickwork and pebbledash render to the front elevation to match the existing exterior walls of the dwelling. The extension would have a pitched roof that would incorporate interlocking concrete roof tiles to match the existing dwelling house. The front entrance door would be recessed within the extension and would be located on the western side of the extension.

Planning History

SU/270/04 – Planning permission was granted in 2004 for a conservatory to the rear of the property.

Consultations: None received

Representations: None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. However, the main considerations that require assessment are the impact of the proposal on the visual amenities of the area and to the occupiers of neighbouring properties.

Visual amenity

Within Hawkins Crescent many of the semi-detached bungalow properties have either porch extensions or projecting single storey additions incorporating a pitched roof to their roadside elevations. The application property has been previously extended within the roof space and a dormer has been added to the front roof slope which has altered the pitched roof form of single storey entrance feature.

The original plans submitted with this application showed that the porch would extend 2.450 metres from the recessed front entrance door of the dwelling. In comparison to other porch extensions within the road, the proposed extension would have incorporated a larger footprint and extended further into the front garden of the property. Following discussions with the Planning Agent amended plans have been received which have reduced the front projection of the porch by 350mm. This reduction would make the proposed porch sit approximately in line with the westerly neighbour's front porch and it would appear more in keeping with the scale and proportion of other porch extensions within the road.

The design of the proposed extension is also similar to other extensions within the road, incorporating a pitched roof which remains subservient to the appearance of the original bungalow. The materials used on the external walls and roof of the extension would also match those on the original dwelling house. It is therefore considered that the proposed porch extension would not appear out of keeping within the street scene in the context of other front extensions on properties within the road and due to its set back position approximately 5 metres from the road.

Residential amenity

The proposed extension would relocate the main entrance door on the westerly side of the proposed porch extension which would face the westerly neighbour's front garden and driveway. The door would be recessed within the extension and would therefore be distanced to the easterly neighbouring property by approximately 7 metres. This road comprises an open plan estate and therefore the front driveways of properties are visible from the road. It is therefore considered that the proposed window would cause no harmful loss of privacy to the amenity of the easterly neighbouring occupier.

To the east the proposed porch extension would extend beyond the bay window of the attached neighbouring property by 1.7 metres. The extension would be separated to the easterly neighbouring bungalow by the bay window to the front of the application property and therefore it is considered that this would cause no harmful loss of light to the occupiers of the easterly neighbouring bungalow.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved Plans
3. Matching Materials
4. No Windows (east)

Informative

Proactive Statement – Approved (Amendments)

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

Case Officer: Rebecca Tier Date: 8th June 2015

Authorised by: Jo Morin Date: 08.06.2015