Development Management - Delegated Officer Report – Site Notes

Application: AWDM/0596/16 **Recommendation – Approve**

Site: **40 Hammy Lane**
Shoreham-By-Sea
West Sussex

Proposal: **Replacement front entrance porch to west elevation.**

Date of site visit: 26.04.16

Neighbours checked: Yes (expired 18.05.16)

Additional neighbour notifications: No

Proposal, Site and Surroundings

The 1970s style mid-terrace house faces east and the current porch has brick pillars with concrete canopy roof. It is proposed to replace it with a timber-clad larger porch also containing a WC. It would be 3.5m wide and 1.8m deep with a height of 2.5m.

Relevant site history

None

Consultations

Southern Water (not consulted): No Objection

Representations

None

Relevant Planning Policies

Saved Local Plan policies (WBC 2003): H16, H18
Worthing Core Strategy (WBC 2011): 16
National Planning Policy Framework (CLG 2012)

Planning Assessment

There is a replacement larger front entrance porch with lean-to style roof on No.38 adjoining to the south. Some of the houses have the original canopy style open porch but it is considered that the proposal would not adversely affect visual or residential amenity. The timber cladding is acceptable.

Recommendation

APPROVE:

Conditions:

1. **Approved plans**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 7th June 2016

Authorised by: Gary Peck Date: 7 June 2016