Expiry Date - 06/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0489/24 Recommendation – APPROVE

Site: 20 Vale Walk Worthing West Sussex BN14 0BS

Proposal: Proposed sloping roof canopy, which will run along the complete front elevation, in line with the existing porch roof line.

Date of site visit: 05/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a semi-detached bungalow. There is a front porch and two bay windows on the frontage, the site has also undergone a number of alterations including the conversion of the roof space and the introduction of roof lights to the front of the site.

Proposal

This application relates to the introduction of an extension to the front of the property. The extension comes in the form of a roof canopy across the whole of the frontage. The depth of the roof would be 0.89m with an eaves height of 2.323m. The maximum height of the proposal is at 3.223m.

Relevant Planning History

AWDM/0325/24 - Application for a Lawful Development Certificate for a Proposed sloping roof, which will run along the complete front elevation, in line with the existing porch roof line. Withdrawn.

AWDM/0176/14- Single storey rear extension. Granted.

06/0486/CLE - Application for a Certificate of Lawfulness for an existing loft extension with side gable-end and rear dormer. Granted.

06/0215/CLE - Application for a Certificate of Lawfulness for the proposed erection of a dormer on rear elevation and hip to gable end on side elevation. Granted.

Consultations

None

Representations

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None

Relevant Planning Policies

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

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effect on the character and appearance of the dwelling and its surroundings and the effects on the amenities of neighbouring residential occupiers.

Visual amenity

Due to the location to the front of the property there is going to be an impact on the street scene. With the minor nature of the proposal it is not considered that it will significantly impact the street scene. The minor nature allows the roof to be visually subservient to the host dwelling and the wider street scene.

The bungalows along Vale Walk have had a number of alterations which have changed the character of the street. As such a minor sloping roof canopy will not be to the detriment of the street scene and is considered to be acceptable.

Residential amenity

The neighbour to the north-west, no. 22, would be the one that would potentially be the most affected. This is due to the relationship with the host dwelling. Due to the minor protrusion of 0.89m to the front of the property and open sides there is not considered to be a significantly dominant introduction. It is considered there would be a negligible level of overshadowing that is created from the introduction of the canopy roof.

It is not considered that the canopy extending 0.89m to the front would cause an overbearing impact on the neighbouring property or cause a level of oppression that would be detrimental to the application.

As such it is considered that the application would be acceptable in terms of residential amenity.

Recommendation

APPROVE

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Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer:	Finlay Gardner	Date: 06/06/2024
Authorised by:	Louise Prew	Date: 06/06/2024