Development Management - Delegated Officer Report

Application Number: AWDM/2300/21 Recommendation – APPROVE

Site: 37 Freshfields Close, Lancing, BN15 9LU

Proposal: Front entrance porch

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 and Surroundings:

The application relates to a detached bungalow positioned on the south side of Freshfields Close, Lancing, and has a vehicular access and hardsurfacing to front, and a rear extension.

The street and near area comprises predominantly detached bungalows, many of which have been extended to the rear and have outbuildings also. Some have also provided porches to the front of their properties of differing designs/sizes, for example numbers 1, 16, 17, 27 and 29 Freshfields Close.

Proposal:

This application seeks planning permission to provide a gabled pitched roof porch to the front of the existing entrance door, measuring approx. 2.2m wide x 1.6m deep x 3.1m to the ridge

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The front porch will be onto the existing front door and front outrigger, and will have a pitched roof of the same pitch as the existing roof, and the materials will be similar to the existing building namely facing brick.

The porch will be a somewhat moderate addition to the property and will occupy a relatively central position on the front of the dwelling. It will be positioned some 7m from the east boundary and 4.5m from the west boundary and thereby will not result in any material loss of the existing visual or residential amenities of the neighbouring properties or the street scene in general.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 27.01.2022

Authorised by: Peter Barnett Date: 28 January 2022