Development Management - Delegated Officer Report

Application Number: AWDM/1346/15 Recommendation – Approve

Site: 16 Japonica Close, Shoreham-By-Sea

Proposal: Porch and bay window with canopy roof to front (east) elevation

Date of site visit: 25 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to semi detached house on the west side of Japonica Close, a small cul de sac of 19, 1970's two storey houses off the south side of Rosemary Drive. These properties have open plan front gardens around a small communal on street parking area and communal lawn at the cul de sac head.

Permission is sought to add a pitched roof porch to the front of this house measuring 1.75metres in depth, by 2.1 metres in width and 3.5 metres in height. A bay window is also proposed on the ground floor at the front of the house with a pitched roof over, extending to join the roof of the proposed porch.

As originally built these properties have flat roofed open canopies at the front. A number of neighbours have enclosed their canopies with porches (6, 8, 13 and 15) and two have added pitched roof porches, Nos. 1 and 18, neither with permission. Permission was granted for a pitched roof porch at No.11 in 2013. Nos 1 and 18 also have bay windows, but not with a roof over.

Relevant site history

AWDM/0216/13 - Pitched roof front porch (No.11) – approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 dwelling and its surroundings.

Visual amenity

Whilst pitched roofs are not a common feature of these properties and a flat roofed porch would be more in keeping, it would not be the only such feature in the street scene. Similarly, examples of bay windows are present within the cul-de-sac. The pitched roof over would be the first but the house is located towards the head of the cul-de-sac, set back behind Nos 18 and 19 and therefore not widely visible. On balance, it is not considered that the proposal will be sufficiently harmful to the appearance of the house or the cul de sac to warrant a refusal.

Residential amenity

The proposed development will not affect neighbour amenity as the porch is well separated from adjoining properties. The roof over the proposed bay window will not project more than 1m from the existing front wall. The house is at a slightly lower level than its attached neighbour and the angled bay with roof over will not cause any significant loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans

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: Peter Barnett Date: 14 October 2015

Authorised by: Gary Peck Date: 14 October 2015