Development Management - Delegated Officer Report

Application Number: AWDM/0064/19 Recommendation – Approve

Site: 9 Ravensbourne Close, Shoreham-by-Sea, BN43 6AD

Proposal: Proposed front porch

Date of site visit: 14.02.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to semi-detached bungalow within a cul-de-sac containing a mix of detached and semi-detached bungalows.

The proposal seeks permission for a porch to be constructed next to the existing gable frontage facing onto the street, measuring approx. 3m wide x 1.3m deep. The roof will have a false pitch and will be approx. 2.6m high.

NB: Other works shown on the submitted plan notated as 'Extension under separate planning application'; & 'Roof conversion under separate planning application,' do not form part of this application and thereby are not being considered at this time

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (2019)

Planning Assessment

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

The bungalow is positioned forward of the neighbouring property no. 8 and is on the bend near the close of the cul-de-sac, the proposed porch will not be a dominant structure and thereby will not be out of keeping with the street scene.

Residential amenity

The adjoining part of the semi-detached bungalow, no.10, will not be compromised be the proposed porch.

Recommendation

APPROVE

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

Informatives

1. Approved without amendment
2. For the avoidance of doubt, other than the porch hereby permitted, the extensions indicated on the submitted plans do not form part of this application or approval, and may need planning permission in their own right.

Case Officer: Eve Hearsey Date: 20.02.2019

Authorised by: Gary Peck Date: 20 February 2019