Development Management – Delegated Officer Report

Application Number: AWDM/1521/15 Recommendation – APPROVE

Site: 14 Hillside Road, Sompting, Lancing

Proposal: Porch to front (west) elevation

Date of site visit: 17.11.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the eastern side of Hillside Road. The ground level reduces from north to south. It is a semi-detached, chalet bungalow with front and rear flat roof dormers and a small front porch with pitched roof. Similar chalet bungalows exist within this locality many of which have dormer windows and have been extended with their original character and appearance altered.

Permission is sought here for a proposed porch to the front of the bungalow. As existing there is a front projection with hipped roof. It is proposed that this roof will be enlarged and extended forward to provide an open porch area with posts. The ridge will have a total, proposed depth of 1.5 metres, the posts will be set forward of the main front elevation of the house by 1.7 metres.

Also shown on the plans are changes to the windows in the front dormer. The dormer itself will not be altered and therefore this change is considered to be permitted development.

Consultations:

Sompting Parish Council: - Support application

Representations:

None received

Relevant Planning Policies

Adopted 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 (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed porch is to the front of the dwelling it will therefore be clearly visible within the street scene. The open porch with posts design is not common within close proximity to the site however there are various examples of front porch design within this vicinity. Adjacent to the south is a flat roof porch and to the north there is no porch however there are steps and railings to the property frontage. This proposed design will therefore not be out of keeping in terms of character and appearance.

Residential amenity

The porch is modest in scale with a roof and open sides. It is set in from both side boundaries and is not overly deep. It will not result in any loss of light, privacy or overbearing impact which will affect the occupiers of the surrounding dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Block and Site Plans - received 23rd October 2015
   Existing layouts, section, roof plan and elevations - received - 23rd October 2015
   Proposed front open porch proposed layouts, elevations, roof plan and section - received 9th November 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 23rd November 2015

Authorised by: Jo Morin Date: 23.11.2015