Development Management – Delegated Officer Report

Application Number: AWDM/1180/24 Recommendation: APPROVE

Site: 2 Amberley Close, Shoreham-by-Sea, BN43 5GY

Proposal: Pitched roof front porch extension.

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 site is located on the east side of Amberley Close and is a detached, two storey dwelling, circa 1970's. The area is on rising ground, with the application site being higher than the roadway, and the properties to the rear of the site are higher again, enabling views of the rear gardens of these properties from Amberley Way. The dwelling has a rear single storey extension, and a semi-detached garage in the rear garden abutting the garage of no. 1 Amberley Close.

Amberley Close comprises 10no. detached dwellings, 7no. of which have similar design and materials to the application site, and the remaining 3no. have similar design and materials to each other. Out of the 7no. the same as the application site, 2no. have constructed porches in some form.

Proposal:

The amended application seeks permission for a replacement front porch, shown to measure:-

- 2.5m wide x 2m deep x approx. 3.4m to the ridge height;
- The materials are shown on the plan to match the existing house.

Relevant Planning History: None**.**

Representations: None received

Consultations: 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 2023

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 dwellings and their surroundings.

Visual and Residential amenity

The design and styles of the properties in the Close are similar to one another at this section, but at the closed section they are different. There are porches within the close, some similar on the opposite side of the road.

The plans as amended show the entrance door to the front of the dwelling and a window to the side elevation facing towards no. 1

The design of the proposed porch will not be out of character with the area which contains retrofitted porches. Further the porch as proposed will not materially harm the existing residential or visual amenities of the neighbour's or the locality in general.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 10.10.2024

Authorised by: Peter Barnett Date: 10 October 2024