Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0476/13

Site: **36 Cokeham Lane Sompting**

Proposal: **Replacement front porch**

Date of site visit: 29th May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow within a street of properties of various styles and ages. To the south is Graham Court and to the north is a rendered semi detached bungalow.

There is a front driveway and garden enclosed by a brick boundary wall with vegetation screening the property frontage from the street. There is an existing front flat roof porch at the bungalow with steps this is 1.2 metres deep and 1.95 metres wide. Permission is sought for a replacement, enlarged porch which will be of flat roof design. It will be 2 metres wide and 3 metres deep.

Representations: - No third party representations have been received.

Sompting Parish Council: - Support application

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

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.

Residential Amenity

The porch is set within the site away from the boundaries with the neighbouring properties either side. It is a modest development which will not result in any adverse impact to the occupiers of adjacent dwellings with regards to overbearing impact or loss of privacy.

Visual Amenity

The replacement porch is to the front of the bungalow and is therefore visible within the street scene. It is however screened to some extent due to the vegetation to the front boundary and its set back from the highway. The porch is however modest in scale and the flat roof allows the extension to integrate with the eaves of the existing building to appear subservient when viewed within the context of the building as a whole.

Recommendation

APPROVE: –

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions: -

1. Standard 3 year time limit
2. materials to match existing
3. approved plans

Informatives

1. 1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 6th June 2013

Authorised and signed by: Jo Morin Date: 7 June 2013