Expiry Date - 27/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1664/14 Recommendation – APPROVE

Site: 91 Buckingham Road Shoreham-By-Sea West Sussex BN43 5UD

Proposal: Extension of existing porch to front (north-east) elevation. Replace existing tiled roof feature on east elevation with glazed roof lantern.

Date of site visit: 2/12/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two-storey house, set back from the junction of Buckingham Road and Upper Shoreham Road. The surrounding area is an outer residential suburb of Shoreham characterised by houses in well vegetated plots.

The proposal consists of internal rearrangements of the first floor, an extended porch and a lantern light to replace a pyramid roof on the southern wing of the building.

Relevant site history

SU/217/89/TP/4576 - Single-storey rear extension. Permitted.

Consultations None

Representations None

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

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The internal alterations would have no bearing upon the external appearance of the dwelling.

The porch would be extended from its current 1.15m depth to be 2.8m in depth but under a similarly dual pitched roof of the same height, with leaded windows and doors on the front elevation and timber work on the sides to match the existing. Whilst larger than the current front porch, the redesigned porch would harmonise acceptably with the house and would be designed to be sympathetic to the traditional and vernacular design of the house overall.

The replacement of the pyramid roof with a glazed structure of similar shape and dimensions would make no significant difference to the character of the dwelling and as the house is well concealed by its set back from the road behind dense and mature boundary vegetation, the street scene would be unharmed.

Residential amenity

There would be no effect upon the living conditions of the neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Approved Plans
3. Exterior materials/finishes to match

Informative

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**.**

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

Case Officer: L Simmons Date: 13/1/15

Authorised by: J Morin Date: 14.01.2015