Development Management - Delegated Officer Report

Application Number: AWDM/1788/18 Recommendation – Approve

Site: 1 Wessex Walk, Shoreham-By-Sea

Proposal: Single storey front extension to south elevation (amended resubmission).

Date of site visit: 25 October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house at the corner of Wessex Walk and Chanctonbury Drive. The house sits below the level of Chanctonbury Drive and fronts a footpath and green open space which is a characteristic of this estate. Each house in the terrace has a flat-roofed porch on the front which is attached to the neighbour's porch to form a feature at the front of each pair.

The application proposes to remove the porch and to construct a flat roofed extension across the whole of the front to the same depth to provide a larger living room. The front door will be retained and there will be glazing to the front and west side, to replicate the appearance of the existing porch.

Relevant Planning History

AWDM/1584/18 - Single storey front extension to south elevation – refused for the following reason:

"*The proposed front extension, by reason of its design and appearance, replacing the existing glazed porch and front entrance door with a solid extension, would be at odds with the established uniform character and appearance of houses in Wessex Walk to the detriment of the street scene. The proposal is therefore contrary to policy 15 of the Adur Local Plan, Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings' and the relevant paragraphs of the National Planning Policy Framework*"

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading 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.

Visual amenity

The proposal will replace the existing porch containing a front door and glazed side wall with a similar but larger extension which will run across the full frontage of the house.

Unlike the previous refused scheme, the proposal is considered to be sympathetic to the existing character of the house and Wessex Walk as whole. It will result in a larger 'porch' than exists on the majority of houses in the street but its position at the end of the street means that it will not necessarily be noticeable in the run of houses to the east.

It is on the end of the terrace nearest to Chanctonbury Drive and is prominent in views from that street. However, the retention of a glazed return and glazed frontage, plus a front door, replicates the features of the existing porch and respects the established character and appearance of the street.

On balance, it is not considered that sufficient visual harm would be caused to warrant refusal.

Residential amenity

The proposal will not cause harm to residential amenity.

Recommendation

APPROVE, subject to conditions:

1. Approved Plans
2. Time limit
3. Materials

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

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.

Case Officer: Peter Barnett Date: 28 December 2018

Authorised by: Gary Peck Date: 4 January 2019