Development Management – Delegated Officer Report

Application Number: AWDM/0220/16 Recommendation – APPROVE

Site: 41 Silverdale Drive, Sompting, Lancing

Proposal: Front entrance porch to east elevation.

Date of site visit: 10.11.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey semi-detached 1960/70s period dwelling. As existing it has a flat roof single garage to the side, and a small flat roof front canopy. The flat roof garages and canopies form part of the original character of this type of property which are located within this street and within the opposite street, Coniston Close.

Permission is sought to replace the existing flat roof front canopy with a pitched roof porch. The porch is to extend by 1.6 metres to the front of the building and will be 2.6 metres wide. It will have a maximum ridge height of 3.5 metres.

Consultations:

Southern Water No objection but comment that due to changes in legislation regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the site. Should any sewer be found during construction an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before further works recommence. The applicant is advised to discuss the matter further with Southern Water.

Representations: Sompting Parish Council support the 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

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

Visual amenity

As stated above the locality surrounding the site is characterised by 1960/70s style two storey dwellings. The original form of these buildings was simple with flat roof front canopies and garages being the main features. Overtime some of the flat roof canopies have been replaced with pitched roof porches and alterations have occurred which have given rise to hipped roofs to some of the garages. For example the attached semi, no 39 has a two storey side extension with the ground floor garage being set forward with a hipped roof. (S/23/91/TP) To the other side of the application site, no. 45 has a front porch matching in design that proposed, ADC/0313/09. In addition opposite in Coniston Close a hipped porch has also been constructed within the context of the flat roofs, S/63/78/TP.

Although there is a dominance of the original flat roof features it is clear from the examples given above that alteration and additions have been permitted which erode this original character to some extent and this particular site has hipped roof additions on either side. On balance it is considered that this proposal is acceptable and would be difficult to resist within this context. Bricks and tiles are to be used to match existing and the scale of the porch is modest in relation to the original dwelling house.

Residential amenity

The porch is set in from the boundaries to either side and is a small scale development that will not result in any loss of light, privacy or overbearing impact to the occupiers of adjacent 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 Plan and north elevation – received 20th Feb 2016
   Site Plan, floor plan, east elevation and south elevation – received 20th Feb 2016

   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: 17th March 2016

Authorised by: Jo Morin Date: 22.03.2016