Development Management - Delegated Officer Report

Application Number: AWDM/0264/21 Recommendation – APPROVE

Site: 20 Northbourne Close, Shoreham-by-Sea, BN43 5AP

Proposal: Demolition of existing porch and construction of enlarged porch to west elevation.

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is on the north east side of Northbourne Close, Shoreham, and is an end of terrace two storey dwelling. There are 20no. dwellings within the Close, and they are all of the same design and almost all have the same flat roof porch design, with minor differences. The existing porch has external steps leading up to the entrance door. The application property has an attached side flat roof garage extension that has been converted to living accommodation, and the flat roof is now a mono-pitched roof. Some of the other dwellings within the Close have rear extensions

Proposal:

The application seeks permission to replace the existing porch with a slightly larger brick and tiled porch. The roof will be mono-pitched. The new porch will measure some 2.8m wide x 2.1m deep x 3.4m high to the ridge of the roof.

Representations: None received

Consultations: None

Relevant History: 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 2019

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 surrounding area.

Visual & Residential Amenity

The existing porch measures some 2.2m wide x 1.5m deep x 2.7m high and the proposed porch measures some 2.8m wide x 2.1m deep x 3.4m high to the ridge of the roof. It will thereby be larger, but on viewing the other porches on the dwellings within Northbourne Close, it would seem that some of the replacement porches are also a little larger too. The main difference between the majority within the Close and that proposed is the use of materials and the roof.

At the beginning of the Close, no. 1 (which has its porch on the side of the dwelling), has a brick replacement porch with a pitched roof; no 5 has amended their side porch to be a side extension, and it too is of a brick construction; no. 13 has brick on the lower half of the replacement porch as too has no. 15. No. 18 received planning permission for a larger porch in 2019 (AWDM/1283/19 refers) this porch measures to be approx. 3.6m wide x 2.1m deep x 3.6m high, making it larger than that proposed.

It is therefore considered that there are many changes to the original porches within the street, and thereby that proposed by this current application will not be out of keeping with the area.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved following amendment.

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

Case Officer: Eve Hearsey Date: 15.04.2021

Authorised by: Peter Barnett Date: 19 April 2021