Expiry Date - 24/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0733/11

Recommendation – Approve Application

Site: **138 Tower Road Sompting Lancing West Sussex**

Proposal: **Front porch**

The Application

The application property is a semi detached dwelling located on the north side of Tower Road. It is proposed to construct a flat roofed porch in front of the entrance door measuring 3.4m wide, 1.6m deep and 2.5m high. It will contain two windows and a door on the front elevation plus windows to both sides and will be finished in white UPVC shiplap boarding.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in

general. The proportion of the garden area taken up by a proposal should not be excessive.

Visual amenity and character

The porch will be flat roofed and quite large in floor area. However, there is a large porch on the adjacent dwelling to the west, No.140, which has a lean-to roof and is a similar size to that currently proposed. That porch extends across the front of the dwelling up to the ground floor bay window and the current proposal will similarly extend up to the side of the bay window at No.138. There is a smaller flat roofed porch at No. 132.

On balance it is not considered that it would appear unduly out of character in the street scene.

Residential amenity

The proposed porch will not result in any loss of amenity for the neighbouring dwellings, being at the front and not projecting any great distance in front of adjoining windows.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plan received 29 September 2011:
   Location Plan, Drawing No. 937/3/02 (Proposed Plans, Elevations and Site Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 31 October 2011

[redacted]
31/10