Expiry Date - 11/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0796/23 Recommendation – APPROVE

Site: 46 Sea Lane Worthing West Sussex BN12 4PY

Proposal: Proposed front porch and new pitched roof to replace existing flat roof

Date of site visit: 31/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Sea Lane within a residential area of Goring Ward. The property is a detached two-storey household on a corner plot with Sandown Avenue running adjacent to the south. The property comprises predominantly facing brick elevations, a part hipped roof and part flat roof with parapet wall, along with white UPVC openings. The property enjoys a good sized plot with a wrap-around style garden comprising predominantly grass, shrubberies, other forms of vegetation, and some trees. A block paving driveway abuts the boundary to the north and leads to the property's garage which adjoins the side (north) elevation. A pathway curves from the driveway and serves as a walkway to the front entrance door of the property which is set-back from the front of the dwelling and under a flat roof canopy. This south-west footprint of the building has a flat roof with the pitched roof aspect wrapping-around in an 'L' shape.

The streetscape of Sea Lane is relatively wide and features a green corridor to the centre of the road with vehicle passage intervals. Properties are typically two-storey detached households and of a good size alike with the application property.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

Permission is sought for an open porch to front and pitched roof to replace the existing flat roof.

The porch would be constructed with an oak framed pitched roof and oak posts with brickwork plinths. Paving slabs would be used for the flooring. The porch would extend approximately 2.3m from the front with an 11cm roof overhang and would be approximately 3.1m wide with a 16cm roof overhang.

It would have a height of approximately 3.5m at ridge level, shallowing to approximately 1.7m at eaves level.

The existing flat roof with parapet wall would be replaced with a matching tiled hipped roof which would measure approximately 6.75m to the ridge.

Relevant Planning History: None relevant.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed works to the roof and porch would alter the appearance of the dwelling when viewed from the street scene. Notwithstanding, the alterations are considered to be acceptable in this context and would actually enhance the appearance of the dwelling.

The proposed porch to the front would be set behind the front of the dwelling and would be complementary in terms of its form, massing, design and aesthetic oak appearance. It was evident at site visit that No. 17 to the opposite side of Sea Lane to the south had achieved a front porch of similar style, design, and scale.

The proposed roof form resembles the existing hip and proposes matching tiles. The ridge would be approximately 0.6m below the ridge of the existing dwelling and the eaves would align. It would also be set behind the existing front and side elevations. The proposed roof would be in keeping with the existing dwelling.

The proposed works would not be dominant or harmfully detract from the appearance of the existing dwelling or the character of the surrounding area.

Residential Amenity

As previously mentioned the application property enjoys a good sized corner plot within a relatively wide streetscape. The proposed works would be to the southerly side of the dwelling and are considered to be of a sympathetic scale and proportion. The proposed works would not give rise to material overbearing or overshadowing owing to the sufficient separation distance. There would be no loss of privacy for neighbours as no windows are proposed.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. 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: Jason Albon Date: 09.08.2023

Authorised by: Jo Morin Date: 09.08.2023