P-C
30/10/08.
expiry
19/11/08

Development Control – Delegated Officer Report

Application Number: ADC/0469/08 **Recommendation – Permit Application**

Site: **7 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HX**

Proposal: **Front porch**

The Application

The site is located within the built up area of Shoreham, a detached bungalow within a row of similar properties. Permission was granted in February 2006 for a rear extension and rooms in the roof involving raising of ridge height and front and rear dormers, with enlargement of garage to rear. This permission is currently being implemented and permission is sought in addition to this to add a front porch to the property. The porch is proposed at 1.5 metres in depth with a gabled roof with a maximum height of 3.3 metres and width of 2.5 metres.

Consultations and Representations

Third Parties: - 1 letter has been received stating that the proposed porch will not make much difference to the massive alterations that are already being processed and to which no chance to object was given.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan 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.

Residential Amenity

The main properties to be affected are those either side of the bungalow to the east and west nos. 5 and 9 Slonk Hill Road. It is not considered that the proposed porch will have any adverse impact with regards to loss of light or overbearing impact in this case. There is a minimum distance of 6 metres between the nearest property and the proposed porch.

Visual Amenity

The porch will be clearly visible within the street scene however it is considered to be modest in scale and in keeping with the design and appearance of the existing building and the alterations and additions currently being carried out.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14A3 – 6th November 2008 – AH7 and DEV1

Case Officer.....Date.....6/11/08

PB 6/11/08