Development Management – Delegated Officer Report

Application Number: AWDM/0874/24 Recommendation: APPROVE

Site: 78 Ingleside Crescent, Lancing, BN15 8EW

Proposal: Replacement of existing front porch with larger porch

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is a located on the south side of Ingleside Crescent and is a semi-detached, two storey dwelling, circa 1960's. The property has a rear conservatory, a side detached garage/outhouse, and a front, square, box porch.

The immediate neighbouring properties to the application site are very similar in style to one another, but to the east are detached bungalows, whilst to the west are detached bungalows of a different design.

With regard to the two storey houses of a similar design to the application site, many on the same side of the road, have added front porches. No.'s 84 and 82 have larger, rectangular porches, whilst no. 80 has a pitched roof, gabled porch. Further along the road there is a hipped roof porch, flat roof porches, and mono-pitched roofs.

On the other side of the road, again with the similar type of design dwellings, there is one (no. 61), that has provided a large porch to the front with a hipped roof, and the roof continues to the side to embrace the attached garage (L/194/99/TP refers)

Proposal:

The application seeks permission for a replacement front porch, measuring approx.

- 2.285m wide x 2.240m long x 3.49m to the top of the roof (2.34 to the eaves)

Relevant Planning History: None**.**

Representations: Lancing Parish Council. Support.

Consultations: 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 2023

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

The design and styles of the properties within the street is varied, and many of the 1960's housing of which the application is one, have undertaken the addition of a front porch, and again the designs of which are varied. There is also no uniformity to the sizes of the porches, with the one at no. 61 being very large.

The enlargement of the porch at no. 78 will be wider and deeper than the existing porch, but it will have similar design characteristics to other existing porches within the street scene, for example it will have a mono pitched roof. The overall height of the porch, will site slightly lower than the cill of the first floor windows, which will be higher than some porches but of a similar height to others. Taking all the variations within the street into consideration, it is not deemed that the proposal will look out of keeping with the character of the area and the 1960's dwellings.

The entrance door to the dwelling will be relocated to the side elevation but this will not be out of keeping with the character of the street, as others have relocated their entrance doors to the side also. The porch is far enough away from both the neighbouring properties so as not to result in any material overshadowing or loss of existing residential amenities to those properties.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 22.08.2024

Authorised by: Jo Morin Date: 22.08.2024