Expiry Date - 29/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0022/24 Recommendation – APPROVE

Site: 42 Boxgrove Worthing West Sussex BN12 6AR

Proposal: Single storey porch

Date of site visit: 30/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the north side of Boxgrove within a residential area of Worthing. The property is a detached two-storey house which benefits from a corner plot, albeit constrained to a degree by virtue of the adjacent footpath which widens at the corner to form a bevelled edge of the plot. Ditchling Close is the other highway which runs adjacent the property, located to the east. The property comprises predominantly facing brick elevations with areas of vertically hung tiles, a gable roof with interlocking concrete tiles, along with a mix of white and grey UPVC openings. The front access door is located to the south elevation under a flat roof canopy fronting Boxgrove. The property's detached garage forms part of the west boundary of the plot and is also accessed off Boxgrove.

A moderate sized single-storey rear extension constructed circa 2021 projects from and spans the entire west elevation of the house. Similarly, a 1.8m high close boarded fence has recently been erected which projects from the south elevation (to the west of the front access door) to virtually the extent of the plot until doglegging west to form a fenced curtilage abutting the highway which encloses much of the property's garden space to the south of the house and east of the garage.

The character of the area is relatively diverse with the properties which share boundaries (north and west) with the application property comprising of semi-detached two-storey houses and those properties to the opposite side of Boxgrove and Ditchling Close comprising of detached/ semi-detached bungalows. Building lines vary but are respectful in terms of their proximity to highway land.

Proposal:

Permission is sought to construct a front porch positioned to the front of the existing access door and adjacent the fence. The porch would comprise

matching facing brick elevations, a matching interlocking concrete tiled gable roof, and a white UPVC door.

The front porch would be set in approximately 0.2m from the east elevation and measure approximately 1.2m deep, 2m wide, and 2.93m at ridge height, shallowing at a 25 degree pitch to 2.2m at eaves height. The front (south) facing door would be the only opening.

Representations: None received.

Consultations: None.

Relevant Planning History:

Approval at the application property for retrospective application for 1.8m high boundary fence under AWDM/1246/22, decision issued 10 Oct 2022.

Refusal at the application property for Certificate of Lawfulness for proposed porch under AWDM/1512/23, decision issued 21 Dec 2023. The certificate could not be issued due to a restrictive condition applied to the permission for the construction of the housing estate (reference WB/0673/69). Condition 5 of that permission does not permit projections of any sort in front of the building line or within the area between the building and the highway.

Reason: *To safeguard the visual amenities of the area.*

This condition forms the reason why the proposal does not benefit from Permitted Development Rights.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
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, including those where previously imposed restrictions are in place. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The porch would be readily visible to many vantage points of the public realm by virtue of its siting to the front of the house and the given the house's prominent location on a corner plot. Although the porch poses a visible

alteration which in-turn pulls the building line of the property closer to the street scene, it is not anticipated to be materially prominent or dominate views owing to its modest scale which in normal circumstances would meet permitted development rights. Whilst porches are not widely established in the street scene, there are other examples along Boxgrove and the wider locality, albeit at a more sensitive distance to the highway, most of which take a flat roof form. The unusual widening of the footpath to the corner adjacent the site exacerbates any perceived prominence of the porch when, in essence, the front building line is in conformity with that of No. 48's to the east; this property exhibits a front porch which appears to be similar in scale to what is proposed here. In view of the context in this circumstance, the porches proximity to the highway is not considered to be so harmful to render it unacceptable on these grounds. In any event, the porch would respect the character, proportions, and layout of the existing house and would not result in a detrimental impact on the visual amenities of the area.

The porch is acceptable on visual amenity grounds.

Residential Amenity

The change in outlook the porch presents to neighbours opposite the site is not considered to be harmful owing to the porches modest proportions together with its siting, spaced a good distance away.

There would be no adverse impact on the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

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

Informatives:-

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: 28.02.2024

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Authorised by: Jo Morin Date: 28.02.2024