Expires 16/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0217/07 **Recommendation – Permit Application**

Site: **33 Springate Road Southwick West Sussex BN42 4LF**

Proposal: **Single-storey rear porch**

The Application

The application site is a semi-detached bungalow located on a large corner plot within Springate Road, Southwick. The property has already been heavily developed featuring front and rear dormers, rear lounge and kitchen additions and a garage at the rear of the garden. It is bounded to the east by the adjoining bungalow, to the north and west by Springate Road, and to the south by the rear garden of No.103 Manor Hall Road.
The proposal is to add a small porch/utility room to the western side of the rear elevation to replace an existing small porch. This new structure will be 2.4 metres in depth, 3.8 metres in width, and 2.5 metres in height with windows and access on the rear and east elevations.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

It is not considered that this application will pose any detriment to the neighbouring dwellings or the street in general.

The applicant's bungalow is sited on a large plot bounded to the south, east and west by 2 metre high fencing and shrubs rendering the rear elevation out of site from neighbouring properties and the street. A rear garden depth of 20 metres will be maintained. The east side windows will be 5.3 metres from the boundary with the adjoining property offering no privacy concerns. From an aesthetic perspective, the addition is of insignificant volume with a shallow pitched roof descending from the flat roof of the existing kitchen/lounge extension. It will not compromise the appearance of the rear elevation.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:..... 18/5/07

Date: 16/5/07.