Development Management – Delegated Officer Report

Application Number: AWDM/1155/17 Recommendation – APPROVE

Site: 12 Bluebird Close Shoreham-By-Sea

Proposal: Front entrance porch to west elevation

Date of site visit: 3.07.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey terraced dwelling within a cul de sac of similar matching dwellings within the Sussex Wharf development of Harbour way on Shoreham Beach.

Consent is sought for a front porch at the mid terrace property. Permitted development rights for these properties were removed when the original consent was granted. The porch is shown as 2.6 metres wide, 1.4 metres deep with a sloping roof to a maximum height of 3.55 metres. Amended plans have been received to show the width of the porch slightly reduced as it abutted the side of the adjacent ground floor window which officers considered to be detrimental visually. The amended plan is for consideration here.

Representations: None received.

Consultation: Environmental Health Contaminated Land: - This site falls within an area which has been remediated, therefore addition of the precautionary condition is recommended for this application.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed porch is to the front of the dwelling and is therefore clearly visible within the street scene and when viewed from surrounding dwellings. The dwellings are all very uniform is design and appearance. No other dwellings have been extended at this time. It is however considered that this form of development would not be out of keeping in such a residential locality and other similar developments within this vicinity would be acceptable and not to the detriment of the original design of the buildings here.

The porch will be built with materials to match existing, with a velux to the roof slope. It is small in footprint and does not extend excessively beyond the property frontage.

Residential Amenity

The porch will abut the adjacent, attached terrace dwelling. Due to the limited depth and modest scale of the extension there will be no resultant loss of light or overbearing impact as a result of the proposal.

Recommendation

APPROVE

1. **Standard time limit**
2. **Materials to match existing**
3. **Approved plans**

Informative

1. Proactive with amendments
2. Precautionary land contamination

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

Case Officer: Hannah Barker Date: 29th August 2017

Authorised by: Jo Morin Date: 29.08.2017