Development Management – Delegated Officer Report

Application Number: AWDM/1383/24 Recommendation: APPROVE

Site: 70 Downland Avenue, Southwick, BN42 4RN

Proposal: Proposed front porch

Date of Site Visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings:

No. 70 Downland Avenue is a semi-detached two storey dwelling situated on the south side of the road. The area comprises predominantly two storey semi-detached dwellings with a mix of a few bungalows. The locality is on rising land, rising to the north. The property sits lower than the pavement, and the rear garden is lower than the front. The properties to the rear, (Old Shoreham Road), are also lower.

Many properties within the street have undertaken loft conversions/extensions and rear extensions.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to change the existing enclosure for a slightly protruding flat roof porch to enclose the existing entrance door. The plans show that the porch will measure 2.924m wide x 2.58m high x 1m forward, measured from the outside wall. The entrance door will be positioned on the east elevation facing onto the drive to the side.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Residential & Visual Amenity

The development will be visible from street, particularly as it protrudes forward of the dwelling. But that does not mean that it will be out of keeping with the locality. No.84 at the end of the road with its junction with Lower Drive, has a similar porch extending forward and a flat roof, and so do no.'s 82, 80, 78, 76, In fact some of these porches protrude forward more that the 1m proposed at no. 70. Other forward protruding porches have been constructed on the north side of the road.

Despite the door being on the side, the front of the porch contains three full length windows which will add interest that elevation. Consequently, it is not considered that the porch will result in any visual harm or loss of residential amenity to the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation N

1. Approved without amendment

Case Officer: Eve Hearsey Date: 17.01.2025

Authorised by: Peter Barnett Date: 17 January 2025