Expiry: 18/8

# Development Control – Delegated Officer Report

**Application Number: AWDM/0830/23 Recommendation: Grant**

**Site: 53 St Lawrence Avenue, Worthing**

**Proposal: Demolition of existing front porch and erection of new porch with larger footprint.**

**Date of site visit:** 10/7

**Neighbours checked:** y

**Additional neighbour notifications**: n

**Site and Surroundings**

This application relates to a detached Edwardian house on the south side of St Lawrence Avenue at its junction with St Thomas's Road. The property has a prominent front gabled double storey curved bay with window in the gable. The property is painted and rendered under a clay tiled roof.

It has a square porch with mono pitched roof to the depth of the front wall with timber double doors and plastic windows off a low base wall.

The site is not in a conservation area is not a listed building and there are no protected trees on the site.

**Proposal**

Permission is sought to enlarge the footprint of the porch and take its depth out in line with the bay. The new footprint measures 1.8m deep x 2.75m in width compared with 1.3m x 2.5m presently. A gabled roof is proposed to a maximum height of 3.3 metres, the height of the existing mono pitched roof.

The application form refers to a brick and tiled structure with double glazed windows including one in the side wall.

**Relevant Planning History:**

AWDM/0693/14 - Demolition of existing single storey rear extension and construction or part single storey and part two storey rear extension. Granted

**Consultations:**

None.

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**Representations:**

None received.

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

**Planning Assessment**

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

***Visual Amenity***

The porch is well designed and the roof form reflects the gable feature of the original house.

***Residential Amenity***

There are no neighbour impacts arising.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

**Informative**

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: MOK Date: 25/7/23

Authorised by: Jo Morin Date: 25.07.2023