Development Management - Delegated Officer Report

Application Number: AWDM/0776/21 Recommendation – APPROVE

Site: 61 Kings Road, Lancing, BN15 8EG

Proposal: Front porch with pitched roof

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 notifications: N

Site and Surroundings:

The application site is located on the south side of Kings Road and is a detached, dormered bungalow, with central front entrance door; windows either side and dormers above. The whole of the front amenity area is hardsurfaced as too the sides of the bungalow and much of the rear amenity area.

The street scene comprises a mix of residential properties in detached; semi-detached; and terraced form. Many have been extended and some have porches.

Proposal:

The proposal seeks permission for a front porch with a pitched, gabled roof, measuring 3.1m wide x 1.85m deep x 3.8m to the ridge

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The proposed porch will be in a central point on the front elevation of the dwelling and will be positioned between the 2no. windows. The design of the porch will complement the dwelling. The materials proposed will be facing brickwork to match the existing dwelling including the rooftiles matching the existing dwelling.

The porch will be in accordance with the character of the area and it will not result in any harm to existing neighbouring residential properties. The adjoining bungalow has a similar porch.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.06.2021

Authorised by: Peter Barnett Date: 23 June 2021