Expiry 27/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0013/07 Recommendation - Permit

Site: 10 Grafton Gardens Sompting Lancing West Sussex

Proposal: Enlarged front porch

The Application

The application site is located on the eastern side of Grafton Gardens. It contains a single storey hipped roof semi-detached dwelling with an existing small front porch at the front. This porch has a floor area of 3.6m² and a flat roof with a height of 3.3 metres. Two rear extensions have been previously made to the rear of the dwelling in accordance with planning permissions, being S/19/91 and S/28/05.

The applicant proposes to remove this porch (it is understood that this work has already been completed since the site visit was undertaken due to water leakage problems) and replace it with a new, larger porch. This is proposed to be sited in generally the same location as the existing but will extend across a greater length of the frontage of the dwelling. Instead of a flat roof, the new porch is proposed to have a hipped roof with the same style and pitch as the main roof of the dwelling.

The eastern side of the street generally contains pairs of single storey semi detached bungalows with hipped roofs and forward projecting features such as front gable rooms and bay windows. The western side of the street contains more modern large detached dwellings at the end of the street containing the application site and pairs of semi detached bungalows further to the north.

There are several dwellings on the street with front porches. These vary in scale and design. The most relevant to this application is the front porch at No. 14 which is dwelling of identical design to the application site. The porch on this property is narrower than that proposed but has a hipped roof and is located in the same general position. None of the existing porches in the street have been the subject of a planning application.

Consultations and Representations

Consultees

The Sompting Parish Council has indicated that they have no objection to the proposal.

Third Parties
There have been no representations received from third parties in relation to this proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The porch is proposed to be located in the recess on the front elevation created by the front room which projects forward of the main wall of the dwelling. It will extend across the full width of this recess (3.6 metres) to be level with the side wall of the dwelling and will project out from the forward most part of the existing building by 1.1 metres. A setback of 1 metre is maintained between the porch and the site boundary with No. 8.

While the existing porch is narrower, it projects out from the main wall by a further 150mm, resulting in the frontage of the dwelling being on three distinct levels. The proposed porch has almost double the floor area but its depth and design means that it will fit into the space next to the front gable relatively unobtrusively. The front elevation of the building will appear more consistent and on two levels only.

The hipped roof is in keeping with the main roof of the dwelling. The total height is 3.3 metres, which is around 0.75 metres higher than the existing flat roof. Despite the extra height, the porch will still be much lower than the height of the adjacent gable and the main roof line of the dwelling. It is considered that it will not appear as a dominant or out of place feature on the front elevation.

Front porches are relatively common along this street but with no dominant design which should be followed. Most dwellings also have features on the front elevation which project forward of the main building line. It is considered that the proposed porch is consistent with this character.

Windows are proposed in both side elevations of the porch. As the dwellings are all set on the same building line, these will not look directly into any neighbouring windows but would generally overlook the front yard areas of Nos. 8 and 12 and the side yard of No. 8, particularly as there is no substantial existing screening between the properties. To avoid any potential reduction in privacy, it is recommended that these two side windows are required to be glazed with obscured glass.

There is an existing hard stand parking area capable of accommodating one vehicle on the site in front of the dwelling. This is not significantly reduced by the proposed porch.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Eii
3. C18Ci ... windows in both side elevations of the porch ...

Case Officer: .....

Date: 21/02/07

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