Development Management - Delegated Officer Report

Application Number: AWDM/0495/19 Recommendation – APPROVE

Site: 28 Crown Road, Shoreham-by-Sea, BN43 6GE

Proposal: Proposed porch extension and roof light to south elevation.

Date of site visit: 16.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The site comprises a detached bungalow on a corner plot. The street is characterised by predominantly detached and semi-detached bungalows.

The application proposes to construct a flat roof porch extension onto the existing porch, measuring approx. 2.1m long x 1.7m wide x 2.7m high, together with a roof light in the slope above the entrance to the dwelling.

Representations: Non 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 2019

Relevant Planning History:
None

Planning Assessment

Principle:

There is no objection in principle to the proposal which would extend the existing porch. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual and residential amenities:

The land on the site is slightly higher than the pavement and the property is also a corner site. The entrance door to the bungalow is at a 90 degree angle away from the path that leads to it. The proposed extension will thereby provide two things, one a more appropriate internal space to enter the dwelling; and two, a front door which faces the path.

The porch will continue the flat roof and will be attached to the side wall of the dwelling and will not protrude out from it. The porch therefore will not be visible from the east.

The design of the porch is in keeping with the existing structure.

The rooflight will be positioned above the entrance way to the dwelling and will not result in any harm to the external appearance of the dwelling.

Residential amenities:

The proposed porch is contained within an internal corner of the existing dwelling. Both the porch extension and the new rooflight will not result in any loss of neighbouring residential amenities

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

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

Informative:-

1. Approved without amendments

Case Officer: Eve Hearsey Date: 31.05.2019

Authorised by: Gary Peck Date: 31 May 2019