Expires 11/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0227/07 **Recommendation – Permit Application**

Site: **56 St Giles Close Shoreham-by-Sea West Sussex BN43 6GR**

Proposal: **Front porch (retrospective)**

The Application

The application site is a semi-detached house located on a prominent corner plot within St Giles Close, Shoreham. The property features small front and rear gardens with large communal grassland to the front and side which gives the estate an open plan nature.
The application seeks retrospective approval for a brick front porch that was recently built without the requisite planning consent. This porch features a large front window with a doorway to the side and a pitched roof tiled to match the tiled cladding on the property itself. The porch is 1.6 metres in depth, 3 metres in width and 3 metres in height.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

It is not considered that there are any planning concerns with this development. The porch is moderate in size, has been built sympathetically to the design of the house, and is not incongruous in the streetscene. It is noted that there are a variety of other porches on the estate of various sizes and styles. The applicant's is the most authentically designed and proportionate of these.

Recommendation

APPROVE for reason that :-

1PPi

Case Officer:.....

CJ 18/5/07

Date: 10/5/07.....