Expiry Date - 02/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0590/24 Recommendation – APPROVE

Site: 47 Alinora Avenue Worthing West Sussex BN12 4LY

Proposal: Replacement of existing south-east conservatory with front entrance porch, aluminium pergola to south side garden

Date of site visit: 10/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property occupies a corner plot located to the west side of Alinora Avenue and north side of Keymer Crescent within a residential area of Worthing. The property is a detached house comprising facing brick elevations, a plain tiled combination hipped roof, and white UPVC openings. The property exhibits a white UPVC and glazed porch which infills the south-east footprint of the house and a similar style rear conservatory spanning the full width of the house. The property is set-back a moderate distance from Alinora Avenue behind a shallow basket weave brick detailed wall with a vehicle access to the northerly side. The wall wraps around the property at a consistent level alongside Keymer Crescent before stepping-up to a taller height and doglegging to form the rear curtilage of the property. An approximately 1.8m close boarded fence has been erected which projects from the side (south) elevation of the house and to the inside of the aforementioned boundary wall along Keymer Crescent to enclose the combined side and rear garden space. A second vehicle access is located to the rear of the property's curtilage with access onto Keymer Crescent which serves a detached brick-built garage with pitched roof.

The property is consistent with the prevailing character along Alinora Avenue, of which comprises detached/ semi-detached houses, mostly with hipped roof forms. Brick-built elevations predominate, although there are examples of feature white render and tile hung elevations.

The property is not within a Conservation Area, is not a listed building, and there are no protected trees on site.

Proposal:

Permission is sought to demolish the existing porch and construct a new porch of the same footprint to infill the south-east footprint of the house. The new porch would comprise a matching tiled southerly sloping mono-pitched roof and a mixture of materials to the elevations including white render to the

side and timber weatherboard cladding, grey powder coated aluminium framing/ front entrance door, and glazing to the front.

The proposal also includes the erection of a free standing aluminium pergola within the enclosed garden space adjacent the side elevation. The pergola would measure approximately 2.5m high, and have a footprint of approximately 3m x 4m. The roof would be equipped with rotating louvers.

Relevant Planning History:

Replacement front porch approved at the application property under 04/00461/FULL, decision issued 03 Jun 2004.

Permission granted at No. 45 Alinora Avenue for proposed front porch under 91/05012/FULL, decision issued 12 Aug 1991. And also for single storey side extension under 02/01050/FULL, decision issued 08 Nov 2002.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 proposed development would be readily visible to public vantage points along both Alinora Avenue and Keymer Crescent by virtue of the property's situation on a corner.

The proposed development would modernise the aesthetic of the house and introduce an alternative style of construction within the street scene. Notwithstanding, given the relatively modest scale of the development works they are not considered to unacceptably compromise the appearance of the host dwelling of visual amenity of the wider area.

Following discussions with the agent it was agreed to amend the design of the front porch which was initially considered to be incongruous within the street

scene. The front porch as amended would replace the footprint of the existing porch to infill the south-easterly footprint of the house and align flush with the existing elevations. It would therefore respect the layout of the existing house. The proposed materials would contrast with the existing brickwork, but examples of render can be found on nearby houses and the timber weatherboard would be contained within a recessed panel, so that on balance the unmatched materials would not appear so visually discordant as to be unacceptable.

A further amendment was secured in respect to the free standing pergola; it was agreed to omit the southerly timber slatted screen which was considered to be intrusive in the street scene given its prominent position in-set just 0.9m from the side boundary adjoining Keymer Crescent. The removal of the screen ensures a lightweight appearance for the pergola.

In view of the above, there are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed works would pose a visible alteration to some surrounding neighbours owing to the relatively open character of the area. However, it is considered to be spaced a sufficient distance from neighbouring amenity owing to the property's siting.

The proposal would not give rise to any adverse impact on surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

Expiry Date - 02/12/2024

Case Officer:	Jason Albon	Date: 29.11.2024
Authorised by:	Jo Morin	Date 02.12.2024