Development Management – Delegated Officer Report

Application Number: AWDM/1358/23 Recommendation: APPROVE

Site: 29 Loose Lane, Sompting, West Sussex

Proposal: Demolition of existing porch and construction of single storey front extension (West)

Date of Site Visit: 7th November 2023

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a street of similar properties. There is an existing front porch which is to be removed and a wider and deeper front extension is proposed with a half hipped roof. It is to provide an entrance and W.C. Tiles and render are to be used to match existing.

Representations: - None 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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed front extension will be visible within the street scene, there are other examples of front extension and porches within the locality. These vary in appearance, design and scale. The proposed addition would have no adverse impact in this case and will be subservient to the main dwelling and in keeping with materials to match. Its impact is further reduced as this block of houses is set back from the neighbouring blocks to the north and south, so it will not appear unduly prominent, in spite of its relatively large size.

Residential amenity

The extension is set in from the boundaries on either side of the site and is modest in scale and single storey only. No loss of light or overbearing impact will therefore occur in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 7th November 2023

Authorised by: Peter Barnett Date: 9 November 2023