Expiry Date - 17/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0100/24 Recommendation – APPROVE

Site: 118 Goring Road Worthing West Sussex BN12 4AA

Proposal: Replacement front porch

Date of site visit: 25/03/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the north side of Goring Road within a predominantly residential area of Worthing. The property is a semi-detached two-storey single dwelling house comprising a mix of facing brick and white render elevations, a clay tiled hipped roof, along with white UPVC openings. The property is set back from the public realm behind a moderate sized brick wall and piers with tall Leylandii hedging above and a vehicular access with metal gates. The front driveway is of a good size and is comprised of block paving. The main access door to the property is via a modest sized front porch to the centre of the façade. The porch comprises white UPVC and glazed elevations with a brick skirt. A two-storey bay section with parapet projects adjacent the porch to the westerly side of the façade.

The attached property No. 120 appears to be a mirrored copy of the application property, differing only through their front extension which sits flush with the bay section and extends the remaining width of the dwelling. The extension has a mono-pitched roof and serves as an integral garage and porch. The adjacent dwelling to this neighbour's westerly side, No. 122, also exhibits this feature.

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 front porch and construct a new front porch. The porch would comprise matching facing brick elevations, a matching clay tiled hipped roof, and anthracite grey windows and door.

The existing porch projects approximately 1.65m deep, has a width of approximately 2.25m, and a height of approximately 3.15m at maximum, shallowing to 2.4m. Where-as, the proposed porch would project approximately 1.7m deep and sit flush with existing bay section, span virtually

the remaining width of the house inset from the east elevation by a mere approximately 0.2m, and have a height of approximately 3.7m, shallowing to 2.7m at eaves level. A door with side lights and a window are proposed to the front (south) along with a roof light.

Relevant Planning History:

Planning permission granted at the application property for

- Single-storey extension to rear (north) elevation under AWDM/0315/15, decision issued 30 Apr 2015.
- Single-storey extension at front under WB/1165/74, decision issued 19 Dec 1974.

Planning permission granted at the attached property No. 120 for extension on front elevation to enlarge garage and form porch under 00/00419/FULL, decision issued 05 June 2000. Also at the neighbour next along at No. 122 for an extension to garage and new front porch under 94/05270/FULL, decision issued 29 Sep 1994.

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

As previously mentioned, the semi-detached pair exhibits a strong sense of uniformity which can also be seen at other properties along this section of Goring Road. Whilst the type of property changes from semi-detached to detached further east and on the opposite side of the road, the form, scale, design, alignment, and plot size of properties remain consistent.

The existing UPVC and glazed porch to the front of the application property is an anomaly feature insofar that it fails to reflect the character of the existing

dwelling and its semi-detached counterpart. On the other hand, the proposed front porch would be well visually-related owing to its sensitive form and scale and the materials proposed. This nature of front extension has been widely achieved within the locality, namely at the attached property No. 120 and the dwelling one down from that No. 122. The visual balance of the semi-detached pair would be enhanced without detrimentally impacting the character of the street scene. The proposed porch would not exceed the principal building line of the property but instead sympathise with it.

In any event, the proposed development is considered modest and the most appropriate design and scale for a porch in this location given the surrounding context; it would not be visually intrusive or dominant. Following discussions with the applicant, it was agreed that the eaves level of the porch should be lowered and the pitch to the hipped roof increased in order to more closely reflect and sympathise with the existing roof form of the dwelling.

The proposed anthracite grey frames would appear slightly awkward amongst the existing white frames to the dwelling, however, the material harm this poses is not considered to be significant, owing in part to the fact that this coloured frame is already established in the street scene.

The proposed porch would be in-keeping with the dwelling and surrounding area and would be acceptable on visual amenity grounds.

Residential Amenity

There would be no adverse impact on the residential amenities of surrounding neighbours owing to the porches siting and positioning of windows a sufficient distance from neighbouring amenity, along with its overall modest scale in this context.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Matching 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.

Expiry Date - 17/04/2024

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

Case Officer:	Jason Albon	Date: 17.04.2024
Authorised by:	Jo Morin	Date: 17.04.2024