Development Control – Delegated Officer Report

Application Number: AWDM/0369/14 Recommendation – APPROVE

Site: 21 Old Fort Road, Shoreham

Proposal: Enlarged front porch

Date of site visit: 29.04.2014

Neighbours checked: Y

Additional neighbour notifications: Y – 10 days

Proposal, Site and Surroundings

The application property is located on the northerly side of Old Fort Road and comprises a modest single storey bungalow property. The area is predominantly residential in nature and there are a mixture of property types and styles within the road.

The proposal seeks planning permission for an enlarged porch extension which extends from the existing glazed porch located centrally on the front elevation of the bungalow. The proposed extension would measure 2.9 metres by 4 metres and 3 metres in height. The proposed extension would incorporate rendered walls to match the existing dwelling and uPVC windows to the west, east and south of the dwelling

Consultations: None.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The application property is located within a road where there a variety of properties of differing scales and styles. To the west of the property there is a

large two storey dwelling which incorporates a flat roof and rendered façade with brick and tiling details. To the east the neighbouring bungalow is similar in terms of scale and appearance to the application property. The easterly neighbouring bungalow obtained planning permission for a front porch extension in 2012 and the structure is similar in terms of scale to the proposed front porch extension on the application property. The neighbouring extension is however predominantly glazed and therefore has a light weight appearance.

The original plans submitted with this application showed the front extension appearing more solid with limited glazing to the easterly and westerly side elevations of the proposed extension. Given that the proposed extension would be a relatively large flat roofed addition which would be visible within the street scene, it was considered that the solid walls would make the structure appear as a heavier addition to the front of the property. It was therefore considered that the proposed extension would be visually more in keeping with the existing dwelling and the neighbouring property to the east if it were to incorporate more glazing within the side walls. Following discussions with the applicant, amended plans have been submitted which incorporate a large window within each side of the proposed extension. It is considered that the proposed amendment improves the design of the proposed extension and appears more subservient with the existing dwelling and neighbouring properties visible within the street scene.

Residential amenity

The proposed extension would incorporate a window within the westerly and easterly side elevations of the proposed extension. To the east, the proposed window would be distanced to the window in the neighbouring porch extension by 5 metres. Given the distance involved and the position of the neighbouring porch, it is considered that the proposed extension would not cause any further overlooking to the easterly neighbouring property.

To the west the neighbouring property has a number of windows that face the application property to the side. The proposed window in the westerly elevation of the porch extension would face a 2 metre high hedge which is located adjacent to a side window within the neighbouring property. It is considered that the proposed extension would not cause any further overlooking to the neighbouring property to the west. The westerly neighbouring occupiers have also been re-consulted on the amended plans and no letters of representation have been received.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Title: Location, Block Plan & Floor Plan Received on 7th April 2014.
Title: Amended Elevation Plans Received on the 26th May 2014.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall, prior to commencement of use of the extensions, be completed to match in colour and texture those of the existing building.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the* Adopted Adur District Local Plan 1993-2006.

Informative

1. Proactive Statement – Amendments

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

Case Officer: Rebecca Tier Date: 29th May 2014

Authorised by: Jo Morin Date: 10.06.2014