expires 01.07.08

Development Control – Delegated Officer Report

Application Number: ADC/0238/08 **Recommendation - Permit**

Site: **286 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 6BF**

Proposal: **Front porch (and rear conservatory within 'permitted development' rights)** pl. delete

The Application

The application property is the western half of a pair of semi-detached houses located on the north side of Upper Brighton Road, adjacent to the junction with Greenways Crescent.

The proposal is for a front porch which would be 2.0m in width by 0.7m in depth by 3.9m in height. The property has an existing small side porch over a side entrance to the property that would be demolished prior to the new porch being built.

The applicant proposes to build a conservatory 35 cubic metres in volume to the rear of the house under permitted development. The house has an existing detached garage within 5m of the rear of the house which was built at the same time of the house before 1948, and no other additions.

Consultations and Representations

Third Parties

There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design,

layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The proposed porch would be 4.0m in height and therefore falls outside of the dwellings permitted development rights and requires planning permission.

The property is sited on slightly sloping ground and is well set back from the road screened by a front boundary hedge, behind a hardstanding used for two parking spaces. The proposed porch would match the roof pitch of the existing property and the brick built 1.0m high plinth. The scale is not considered to be excessive and it is felt that the porch would not appear out of keeping or overly large. The side porch is proposed to be removed and the tiles re-used on the proposed front porch.

Residential amenity
The porch would not have an adverse effect on the residential environment of the surrounding dwellings.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii

Case Officer: [illegible]
Date: 17.06.08

PB 18/6/08