Expires 15/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0239/07 **Recommendation – Permit Application**

Site: **17 Corbyn Crescent Shoreham-by-Sea West Sussex BN43 6PQ**

Proposal: **Front porch**

The Application

The application site is a southern end-of-terrace house within a cul-de-sac off Corbyn Crescent, Shoreham. It is bounded to the north by the adjoining houses in the terrace, to the south by a further terrace, and to the rear by No.18 Eastern Close. The property is accessed by a footpath only and features a moderately sized front and side garden bounded by tall shrubs.
The proposal is to add a pitch roofed porch onto the front elevation. This porch will be 1.5 metres deep, 2 metres wide and 3.5 metres tall with a tiled roof and rendered walls to match the main house.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

There are no planning concerns with this proposal. The design of the porch is entirely in keeping with the character of the house and will be a sympathetic addition. The cul-de-sac and the applicant's property are bounded by tall shrubs rendering much of the dwelling out of site from public view. In any case there will be no overlooking or loss of privacy issues raised by this development. It is noted that a similar, less well appointed, porch has been added opposite at No.29.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:..... CJ 18/5/07

Date: 16/5/07