Development Management - Delegated Officer Report

Application Number: AWDM/0104/22 Recommendation – APPROVE

Site: 57 Mansell Road, Shoreham-by-Sea, BN43 6GQ

Proposal: Front porch

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 57 is a two storey middle of terrace dwelling situated on the west side of Mansell Road in Shoreham. There is an existing flat roof canopy over the front door. The front garden area has a low boundary enclosure.

The street is characterised by terraced dwellings of a similar style, and many have flat roof canopies over their entrance doors, some have been changed to box porches, and others to a mono-pitched roof porch. One close to the application site has a forward extended front porch, measuring some 2.5m deep x 2.3m wide and has a hipped, pitched roof.

Proposal:

This application seeks planning permission for a front entrance porch, with a gabled roof. Measuring approx. 2.2m wide x 1.4m deep x 3.1m high

The plans show that the facing brickwork will match the existing dwelling

Consultations: None

Representations: None received

Relevant History:

AWDM/0114/22 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5.288m from rear wall of the original house, maximum height 2.99m and height of eaves of the extension 2.75 **Current**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

There are various other porches within the street scene which are of differing designs and sizes, therefore the proposed porch will not be out of character with the street scene. The materials of the porch will match the existing dwelling making it assimilate with the property.

It is not considered to materially affect the existing visual or residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 18.02.2022

Authorised by: Peter Barnett Date: 21 February 2022