Development Control – Delegated Officer Report

Application Number: AWDM/0333/20 Recommendation – APPROVE

Site: 32 Hammy Lane, Shoreham-by-Sea, BN43 6GL

Proposal: Single storey side/rear extension to north and west elevations, existing garage removed.

Date of site visit:

No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings & Proposal

The application relates to a 1950's, 1 ½ storey, semi-detached bungalow dwelling located on the west side of Hammy Lane. The west side of the road comprises predominantly bungalows and the east side has predominantly two storey dwellings. The bungalows in the locality tend to be predominantly semi-detached, although the neighbouring property no. 33 is a detached bungalow, and has a driveway from the street to their garage, the driveway lies between the boundary of no. 31 and the dwelling of no. 33. A similar situation regarding the driveway occurs at no. 31.

The application seeks permission for the replacement of the existing rear conservatory with a single storey full width, flat roof rear extension, together with a flat roof side extension which will key in with the rear elevation becoming a wrap-around extension.

The rear extension will measure approx. 11m wide x 3m deep x 2.8m high, and will be some 150mm from the side boundary with no. 29.

Applicant's photos confirm that work has commenced and is advanced.

Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings

National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The dwelling is a semi-detached dwelling with a later detached garage. The existing garage is set at the rear of the property, close to the neighbouring (no. 33) property's garage.

The proposed extension will still provide a garage within it (albeit too small to accommodate a modern car), and there will be adequate space to the front of the dwelling to provide a car parking.

The extension as proposed will be sited quite close to the mutual boundary with no. 33, and photographs submitted show that the development has commenced. The side elevation of the extension has no windows within it and is sited some 3.5m from the side elevation of no. 33. The windows within no. 33 appear to be serving a secondary living room at the front; and there are two windows nearer the back of the side elevation which seem to be high level windows serving a kitchen and bathroom. There is also the entrance door to the property between the living room window and the windows towards the rear.

Even though no. 33 is to the north of the proposal, it is considered that there will not be any additional overshadowing from that currently existing as it is within the existing envelope of the side elevation of the existing dwelling.

The rear elevation will be sited some 8.5m from the rear boundary, and although not the 11m of rear garden suggested within the Adur Local Plan SPG, the width of the rear garden is approx. 11.5m wide resulting in a rear garden area of some 97 square metres which is considered a reasonable area.

Residential Amenity

The neighbours that could be affected by the proposal are the contiguous side properties no.'s 29 and 33 Hammy Lane. Together with the contiguous rear property, no. 10 Nursery Close.

No. 10 Nursery Close is sited some 14m away from the rear elevation of the proposed ground floor extension. No. 10 is a detached bungalow lying at an angle on its plot. It also has a full width rear conservatory. There is a

Cupressus type tree close to the mutual boundary with the application site, therefore the combination of the distance, the angle, the fence and the tree are considered to provide an adequate screening of the proposed ground floor extension to that property.

Further the Local Plan SPG No. 2 on Extensions and Alterations to Dwellings recommends that a depth of 3.5m on the rear of dwellings would be a reasonable size for developments in relationship to neighbouring residential dwellings. This proposal is for 3m.

For the above reason, it is considered that the proposed rear extension will not result in unacceptable harm onto the neighbouring properties.

Hip to gable and rear dormer.

As stated above, the photographs submitted that the works for the implementation of the proposed development have commenced, with it is clear from the photographs that there is also a front rooflight plus a hip to gable and rear dormer roof extension that have taken place. These are not shown on the submitted plans, and are likely to be constructed under permitted development, and therefore are not being considered here. Should a decision be required to confirm that they are permitted development, a further application for a Certificate of Lawful Development will need to be submitted.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Materials to match existing
3. No windows in side elevations facing no.'s 29 and 33 Hammy Lane

Informative

1. Approved without amendments
2. This approval does not purport to grant approval for the roof extensions and alterations that have taken place.

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

Case Officer: Eve Hearsey Date: 04.05.2020

Authorised by: Peter Barnett Date: 4 May 2020