Expiry Date - 12/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0932/11

Recommendation – Approve Application

Site: **51 Hammy Lane Shoreham-By-Sea West Sussex BN43 6GF**

Proposal: **Single-storey hip-roofed rear extension**

The Application

The application relates to a semi detached bungalow within a row of similar properties within the built up area of Shoreham. On the opposite side of the road are two storey semi detached dwellings.

Permission is sought for a hipped roof, single storey rear extension, 3.2 metres wide, 4 metres deep with a maximum height of 3.6 metres. The extension will accommodate a dining room with doors opening onto the rear garden. There is an existing detached single garage to the side and rear of the bungalow. There is off street parking to the front of the bungalow with a vehicular access to the side leading to the garage.

Consultations and Representations

Third Parties: - No third party representations have been received

Relevant Planning Policies and Guidance

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.'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual Amenity

The extension is to the rear of the bungalow and is therefore not visible within the street scene. The hipped roof design with materials to match is sympathetic to the design and style of the existing building.

Residential Amenity

The main properties to be affected are those either side of the application site. No.53 to the north and no.49, the attached semi to the south. It is not considered that there will be any adverse impact on the occupiers of no. 53 to the north. This bungalow is not attached to the application site and is at a distance of 7 metres from the proposed extension.

No.49 to the south has an existing single storey flat roof extension in a similar position to the proposed extension at no. 51. The proposed extension will therefore result in both the lounge windows of no. 51 and 49 being in a recess. However as the proposed extension is to the north, the lounge windows are large west facing patio doors and the distance of the proposed extension from the boundary is 2.8 metres this is considered to be acceptable. There will not be any significant loss of light or overbearing impact on the occupiers of no. 49 Hammy Lane that would warrant a refusal in this case.

Recommendation

APPROVE for reason that :-

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2.C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans received 17th November 2011: -

Proposed Location and Block Plan Drawing no. 11373-Loc
Proposed Floor Plans and Elevations Drawing no. 11373-01
Reason: - For the avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 9th January 2012

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