

Development Management – Delegated Officer Report

Application Number: AWD/1568/25

Recommendation: APPROVE

Site: 47 Hammy Way, Shoreham-by-Sea, BN43 6GH

Proposal: Rear extension, rooms in roof consisting of front and rear dormers.

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:

The property is a semi-detached gable end bungalow located on the west side of Hammy Way, and has an existing single storey rear extension and a rear outbuilding. There is an existing vehicular access to the front and a side drive leading to the garage.

The street contains predominantly semi-detached bungalows, with a few detached bungalows. Many of the properties have rear extensions and many have front and/or rear dormers. The adjoining neighbouring property no. 45 has both front and rear dormers (works completed in 1989).

Proposal:

The application seeks permission to provide:-

- Rear extension measuring 7.179m wide x 3m deep
- Rear flat roof dormer; and
- Front flat roof dormer

Relevant Planning Applications: None

Representations: None received

Consultations: None

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 2024

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 surroundings.

Visual and Residential Amenity:

The street and area comprise predominantly semi-detached bungalows of a similar design to one another. As mentioned above, some have undertaken roof extensions with dormers to the front and the rear, with the adjoining neighbouring property being one of them.

The proposed front dormer will be of a similar scale to its immediate neighbour no. 45 and will be set in from the sides of the roof. There are smaller pairs of front dormers in the street, but there are also large pairs of front dormers. The current proposal will be similar to the neighbouring semi, thereby being in accord with the visual amenities of the locality.

The rear extension will be 3m deep which is in accordance with Local Plan policy and thereby will be of acceptable proportions onto the bungalow. It is not considered to result in overshadowing or overbearing of its neighbouring properties, specifically no. 45.

It is not considered that either the dormers or the rear extension will result in any material loss of residential amenity to the neighbour residential properties.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey

Date: 06.02.2026

Authorised by: Peter Barnett

Date: 9 February 2026