Development Control – Delegated Officer Report

Application Number: AWDM/0085/17 Recommendation – APPROVE

Site: 4a Hammy Lane, Shoreham

Proposal: Two storey side extension to south elevation.

Date of site visit: 02.02.2017

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans – 14 days)

Proposal, Site and Surroundings

The application site is located on the eastern side of Hammy Lane and comprises a two storey end of terrace dwelling which has a single storey garage to the southern side of the property. The road predominantly comprises a mixture of two-storey semi-detached properties and semi-detached bungalows.

The proposal seeks planning permission to construct a two storey extension to the southern side of the property which would replace the existing single storey garage.

The proposed two storey side extension would measure 3 metres in width, 5.5 metres in length and 7.6 metres in height. The two storey extension would incorporate brick exterior walls to match the dwelling and a pitched tiled roof which would be set down 0.2 metres from the ridge height of the existing roof.

Relevant Planning History: None relevant

Consultations: None received

Representations: None received

Relevant Planning Policies

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’ National Planning Policy Framework (CLG 2012).

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Principle

There is no objection to the principle to the proposed development which involves an extension to an existing dwelling house. The main considerations in this assessment are the effects of the extensions on the visual amenities of the area and the amenities of neighbouring residential occupiers.

Visual amenity

A distance of approximately 0.6 metres would be located between the extension and the southern boundary of the site. Whilst it would normally be preferable for a side extension to be set back 1 metre from any side boundaries as per the Council's guidance, there is a greater degree of spaciousness between the application property and the southerly neighbouring property due to their position at the end of the road. The provision of the two storey extension would not therefore cause any harmful terracing effect within the road as an adequate distance of 11 metres would be located between the proposed extension and the southerly neighbouring dwelling.

The proposed two storey extension would be set back approximately 0.45 metres back from the original front wall of the property. Whilst a larger set back would have been preferred it is noted that there is little set back of the existing garage to the southern side of the property which has a high pitched roof. The proposed extension would otherwise incorporate matching brickwork and a matching tiled hipped roof that would be set down 0.2 metres from the ridge line of the original roof of the dwelling house. The proposed extension would appear as a smaller subsidiary addition to the existing dwelling house. The two storey extension would not appear visually prominent from the street scene perspective as it is distanced from the road by the front garden and a separation distance of 6.5 metres to Hammy Lane.

The external roadside appearance of the two storey extension has been improved since the submission of the original set of plans, with the existing garage door and first floor window within the front elevation of the extension being centered. The proposed changes although relatively minor have visually improved the aesthetic appearance of the extension which now relates more sympathetically to the design of the existing property.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extensions are located to the south (2 Hammy Lane) and east (4 Williams Road).

To the south the proposed two storey extension would partly face the rear garden and side driveway area serving the neighbouring property, 2 Hammy Lane. The southerly neighbouring dwelling is located within a corner plot and is therefore distanced further from the application property than other neighbouring properties within the road. A distance of 11 metres would therefore be located between the proposed two storey extension which would

ensure no loss of light to rear windows in the southerly neighbouring property. There would also be no windows within the southern side wall of the extension. Given the separation distance and the orientation of the neighbouring properties it is considered that the proposed two storey extension would cause no loss of amenity to the occupier(s) of the southerly neighbouring property.

To the east the proposed extension would not extend any further towards the easterly neighbouring garden than the rear wall of the existing dwelling house and would not therefore cause any harmful loss of light. The first floor rear window within the extension would be distanced approximately 9.5 metres to the easterly neighbouring garden similar to the existing first floor windows within the rear wall of the dwelling. The first floor rear facing window would also serve a bathroom and would therefore likely to be obscure glazed. It is therefore considered that the proposed extension would cause no harmful loss of amenity to the occupier(s) of the easterly neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved Plans
3. Matching Materials
4. No first floor windows (southern elevation)
5. Brick Eaves feature repeated on front wall of extension

Informative

Proactive Statement –Approved (Amendments)

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

Case Officer: Rebecca Tier Date: 16.03.2017

Authorised by: Jo Morin Date: 20.03.2017