E 1/H

Application No.: ADC/0556/07 **Recommendation – Permit Application**

Site: **69 Hammy Lane, Shoreham-by-Sea, West Sussex**

Proposal: **Single Storey Rear Kitchen Extension, Side Garage Extension & Retrospective Application for a Detached Store in the Rear Garden**

The Application

The application site contains a detached bungalow with brick walls and a clay tile hip ended roof, located on the western side of Hammy Lane, Shoreham-by-Sea.

The dwelling was originally constructed in 1954 as part of a 67 dwelling housing estate. In 1959 a detached garage was erected to the rear of the dwelling under Permitted Development Rights. That garage has subsequently been converted into a storage/utility room.

The applicant now requests approval to:

- A 2.6m high single storey flat roofed rear kitchen extension, measuring 2.3m in depth and 3.5m in width (total floor area of $8m^2$);
- A 2.9m high single storey flat roofed side extension to house a double (tandem arranged) garage, measuring 8.4m in depth and 2.9m in width (total floor area of $24.4m^2$); &
- Retrospective approval to a 2.5m high flat roofed detached store located adjacent to the original garage/utility room, measuring 4.8m in depth and 2.8m in width (total floor area of $13.4m^2$).

Hammy Lane is typically characterised by detached and semi-detached bungalows on the western side of the road and double storey semi-detached and terrace development on the eastern side of the road. Directly adjacent the northern side boundary of the site is a 2m high flint wall separating the property from an access road and entrance to the adjacent Hospital complex.

Consultations and Representations

Third Parties: No representations have been received with respect to the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

Due to the location of the structures to the rear of the dwelling, and on the side which is obscured by a tall wall to both the front and side of the site, the additions will be largely obscured from public view. As a result the proposal is unlikely to have a detrimental impact on the existing character of the area.

The proposed use of matching building materials will further ensure that the extensions and detached store remain in keeping with the character of the existing building.

Residential Amenity – Privacy & Daylighting

The locations of the structure, the single storey nature of the development, and the existence of a tall side fence along the northern side boundary ensure that no adverse impact will be experienced by adjoining neighbours in terms of privacy or overshadowing.

Residential Amenity – Amenity Space

Whilst the extensions will reduce the availability of amenity space down to approximately $52m^2$, well below the $85m^2$ minimum standard recommended for small detached dwellings in Development Control Standard No.3, an exception to this standard is considered appropriate in this instance given the privacy afforded to the front garden as a result of the existing front wall.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: D. Reynolds KB

Date: 4/10/07