

Expiry: 30/7

Development Management - Delegated Officer Report

Application Number: AWDM/0681/26

Recommendation – Approve

Site: 14 Hammy Close, Shoreham

Proposal: Rooms in roof with front and rear dormers; single storey rear extension; and removal of garage.

Date of site visit: 17/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the north side of Hammy Close. The property has a small rear dormer and a rear conservatory. It has a driveway and rear garage on its east side.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk associated with the site.

Permission is sought to enlarge the rear dormer and to add a less deep but wide front dormer. A single storey extension measuring 5.7 metres in depth is also proposed. It is flat roofed and 2.9 metres in height. The garage is to be demolished.

Relevant Planning History

None.

Consultations

SW: No objections.

Representations

9 neighbours notified – No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

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Planning Assessment

Principle

The proposal involves upgrading 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 dwelling and its surroundings.

Visual amenity

There are many front dormers on the street of a similar scale and design, including at 15 to the east. The front dormer will not be harmful to visual amenity.

Residential amenity

No. 12, the other half of this pair has a single storey extension to the depth of the proposed extension. No. 15 has a kitchen window in its original side wall and a deep pitched roof annex extension on the shared boundary. The paired driveways provide sufficient separation to avoid harm.

The rear dormer is large but there are examples of similarly large dormers on nearby properties, nos. 5 and 9, and in the street behind. The rear dormer at No. 15 extends over the rear extension. On its own the rear dormer is PD.

Golden oak vertical boarding is proposed for the dormers. Most dormers in the street are clad in typical matching tiles but the dormers at 15 and 11 have been redressed in grey horizontal cladding.

It is not considered that significant neighbour or visual harm will result.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as proposed
4. No east side windows

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently

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determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. SuDS
3. Sewer maybe on site

Case Officer: MOK Date: 21/7

Authorised by: Peter Barnett Date: 22 July 2026