

Development Management – Delegated Officer Report

Application Number: AWDM/0326/26 Recommendation: APPROVE

Site: 37 Hammy Lane, Shoreham-By-Sea, West Sussex

Proposal: Rear/side single storey extension

Date of Site Visit: 28th April 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application relates to a detached bungalow located on the corner of Hammy Lane and Hammy Way. A rendered wall with fence above runs along the side boundary, set back from the front of the bungalow with an established Laurel hedge planted inside to enclose the garden and create privacy, screening from the highway to the side. It appears that due to the height of the fence and its proximity to the highway that this development would have required planning permission. There are no planning records of this however the applicant has confirmed that the fence was in place when they purchased the bungalow in 2021. The fence has been in place for at least 5 years. It is therefore likely to be exempt from planning control.

Consent was granted and work is complete for a single storey pitched roof front extension AWDM/1908/17. The bungalow is rendered with three gables to the front and a side gable. It is set back from Hammy Way to the side.

The locality comprises predominantly two storey terraces opposite the property on the east side of Hammy Lane and bungalows on the west side of Hammy Lane and within Hammy Way. Southlands Hospital is to the north.

Consent is sought to add a single storey extension to the side/rear. A single storey hipped roof extension set back to the side of the bungalow, projecting beyond the rear elevation. Materials to be used will match existing and the extension will provide a living room and play room.

The original plans showed the front section of hedge and fence/wall removed so the front elevation of the extension would have been visible from the property frontage. The hedge, fence/wall would remain along the side of the extension and a side gate was proposed. After discussions with officers it was considered that the retention of the hedge, fence/wall to the front elevation also was necessary here, in order to screen the proposed extension and reduce the impact on this prominent corner. Amended plans have been received to show this.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

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

National Planning Policy Framework (December 2024)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side extension will be visible within the street scene however, due to the screening provided by the front and side boundary treatment, it is only the roof which is visible. The extension is set back and has a lower height than the main roof, it is a subservient addition. In cases where there is open plan development and no screening, an extension of this nature may be deemed unacceptable. This may be due to its prominence and alien appearance with the street scene, with the extension set forward of the properties to the rear. It may also be considered to set a harmful precedent. However, in this case, on balance, it is considered that an exception can be made in the light of the side screening which is dominant within the street scene and limits the impact of the extension and its visibility within the street scene and the retention of the front hedge screen. It should be noted that the roof only will be visible from the highway and this is sloping away from the side boundary and obscured by the boundary treatment. This unique circumstance does not set a precedent for similar development which could be more prominent than that proposed here. Each case is judged on its own merits.

The side and front fence and planting shall be conditioned to remain to offer screening in this case and to avoid any harmful impact.

Residential amenity

Due to the position of the extension next to the highway there is limited residential amenity impact. The main impact is to the rear, the side elevation of no. 2 Hammy Way faces onto the site. There are windows which are visible over the top of the boundary fence of the site. However these have limited outlook due to the fence and the distance between the extension and the neighbouring property would not give rise to any loss of light or overbearing impact which would warrant a refusal in this case. The fence will screen any mutual overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The existing front and side fence and hedge shall remain in place at all times and shall not be removed or replaced (other than like for like) without prior written approval from the Local Planning Authority.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker

Date: 12th May 2026

Authorised by: Peter Barnett

Date: 12 May 2026