~~Date~~
~~6/3/08~~
Expiry
1/4/08

Development Control – Delegated Officer Report

Application Number: ADC/0076/08 **Recommendation – Permit Application**

Site: **80 Hammy Lane Shoreham-by-Sea West Sussex BN43 6BJ**

Proposal: **Two-storey rear extension (to include groundfloor accommodation for elderly person and carer with bedroom above)**

The Application

The site is located within the built up area of Shoreham, a gabled, semi detached, two storey dwelling located on a corner plot, fronting onto Hammy Lane with Wilmot Road to the south. The rear garden area, adjacent to Hammy Lane is enclosed by a dwarf wall and is relatively open plan, there is a garage block beyond the rear boundary of the site. The property as existing has three bedrooms and a bathroom at first floor with living room, kitchen, utility room and hall at ground floor.

Permission is sought to add a rear two storey extension to the property to provide ground floor accommodation for a wheelchair bound person with carers room at ground floor. Three bedrooms will be provided at first floor level.

The proposed extension will have a gable roof design to match existing, set down lower than the existing ridge height with a maximum height of 7.4 metres. The maximum depth of the extension is 3.4 metres and it is stepped in to a minimum depth of 1.5 metres, within 1 metres of the boundary with the adjacent attached property.

Consultations and Representations

Third Parties: **-** 2 letters have been received from: -

The owner/occupier of no. 3 Wilmot Road stating that the proposed two storey development will cast shadows across the rear of the property, there will be a loss of afternoon sun to the rear garden. The need for an extended first floor which does not result in any increase in bedrooms is questioned.

The owner/occupier of no. 84 Hammy Lane stating that the extension will be out of keeping with the rest of houses in the block and it will block out light to the houses next to it. The building works will cause parking and traffic problems in Hammy Lane. There will also be dust and noise created by vehicles and machinery.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Development Control Standard No. 3 states that two-storey rear extensions that are within 1 metre of a side boundary with an attached dwelling, should normally be no deeper than 2 metres, extensions abutting the boundary, will not normally by permitted.

Visual Amenity

Due to the fact that the site is located on a corner plot and is enclosed by a dwarf wall the extension will be clearly visible within the street scene. Having said this the extension is in keeping in design and scale with the existing building and is set in from the boundary to the west by 6.5 metres. The extension does not cover the entire width of the rear elevation and is staggered in depth, this combined with the lower ridge height allows the proposal to be subservient and not to over dominate the existing building.

Amended plans have been received which supersede the originally submitted plans showing a window at ground floor and a window at first floor facing west onto Hammy Lane. It was considered that the blank elevation as originally submitted could be improved visually to break up the blank wall when viewed from Hammy Lane.

Residential Amenity

Although the proposed extension will be visible from a number of properties surrounding the site due to the nature of the site, the main property to be affected is no. 1 Wilmot Road the attached dwelling house to the east. The extension will be within 1 metre of the boundary of the site however at this point it will only extend by 1.5 metres. The extension increases to 3 metres, 2.5 metres from the boundary. It is considered that the relationship between the rear windows and door of the adjacent dwelling and the proposed

extension is acceptable in this case. In the light of the above Development Control standard there is not considered to be any significant loss of light or over bearing impact in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C18Ei - eastern elevation
3. C14Ai– 20th February 2008. – R: - DEV1, AH7
4. C12Ei (Rev. A) recd on

Case Officer..... Date... 6/3/08

Planning Services Manager..... Date... 6/3/08 10/3

Chair of Planning Committee... A.J. Mills ..... Date... 11/03/08