Development Control – Delegated Officer Report

Application Number: AWDM/1908/17 Recommendation – APPROVE

Site: 37 Hammy Lane, Shoreham-by-Sea, BN43 6GF

Proposal: Single storey pitched roof front extension.

Date of site visit: 11.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a yellow brick, detached bungalow situated on a corner position with Hammy Lane to its front (east) and Hammy Way to its side (south). Due to a very low wall around the site, together with the fact that landscaping has largely been removed from the site, the property is very visually exposed from both of the streets. The dwelling is a 'v' shaped building with the main arm of the 'v' having a view to the front and the rear of the site.

The locality comprises predominantly two storey terrace opposite the property on the east side of Hammy Lane and bungalows on the west side of Hammy Lane and within Hammy Way. Approx. 250metres to the north, lies the Southlands Hospital.

The proposal seeks permission to infill the 'v' shape of the bungalow, thereby resulting in a square dwelling. The infill will provide a bedroom, whilst the existing small bedroom will merge with the kitchen, thereby becoming a kitchen/diner. The entrance door into the property, will be in a more forward position than existing, but will still be within a recessed position from the front wall.

The proposed extension will have a gable end wall with a dual pitch roof, with the ridge coming to approx. the same height as the existing ridge of the main bungalow. The forms also indicate that it will be rendered.

Amended plans have been received setting the extension back approximately 300mm to add an element of subservience.

Relevant Planning History: None

Consultations: None undertaken

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15

SPD Development Management Standard no. 2 “Extensions and Alterations to Dwellings”
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The extension will be single storey with the principal elevation having a gable end facing towards Hammy Lane. The resultant bungalow will become a square shape and the entrance door to the property will be slightly set back from the front of the bungalow.

There will be benefits to the occupiers of the bungalow with the dwelling not so ‘open’ to view into the main living room as it has a window on all three exposed elevations facing the adjoining streets of Hammy Lane and Way. The applicants have removed any boundary hedging that may have existed, and now have constructed a boundary wall to approx. 1metre in height and planted new hedging directly behind this wall. They have also constructed an approx. 1metre high wall across the garden to separate the very open garden into two sections, with the area behind the new wall and hedging to be a rear garden area, and that in front being the front garden, which will conform with the openness of the front gardens of the Hammy Lane.

The corner plots in the near vicinity tend to have the ‘v’ shaped bungalows on them, and the main bungalows along the street are traditional rectangular shaped fronts, therefore a square footprint will not look out of place, albeit on an open, readily viewed site. From the main, principal frontage facing Hammy Lane, the double gables will add interest to its design. Also, the forms indicate that the extension will be of a render finish, this will thereby follow the theme of the existing set back section of the frontage of the bungalow which is rendered.

While it will have a higher ridge than the existing front projection and will largely ‘square off’ the property, it has been amended to be set back slightly so as not to be as deep as the existing projection. Consideration has also been given to an identical extension approved at No.43 Hammy Lane (AWDM/1893/16) when considering the merits of this case.

Residential Amenity

Generally, the most affected properties to the extension are the neighbouring dwellings, in this case no.39 Hammy Lane, together with no.2 Hammy Way, however, both of these dwellings side onto the elevations of the application site that are not being extended, and thereby will not be affected by the proposal. The properties that will likely be able to view the extension are those opposite at no.’s 35 and 42 Hammy Lane, together with no. 1 Lennox Road. These properties are some 22 – 24 metres distant, and thereby will also not be readily affected by the proposal.

Further, the proposed extension will not result in unacceptable overlooking or overshadowing to any neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to be in accordance with those stated on the application forms

Informative

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 21.02.2018

Authorised by: Peter Barnett Date: 22 February 2018