Expiry Date – 9/7, EOT agreed to 23/7

Development Control – Delegated Officer Report

Application Number: AWDM/0892/21 Recommendation – Approve

Site: **81 Hammy Way, Shoreham**

Proposal: **Raising of ridge to north side gable to match main house, front first floor gable extension, dormer to south side and proposed porch to front elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 24/6

Site and Surroundings

This application relates to a semi detached bungalow (single family dwellinghouse) on the east and south side of Hammy Way, as it is on a corner. The property has its front door and gate in the west facing wall and the southern garden is enclosed by a wall and fence. There is a double garage on the southern boundary of the site with vehicle access from Hammy Way. A single storey extension has been added to the south side.

The property is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

The application seeks permission to raise the ridge height of the existing north side subordinate ridge to the height of the main ridge, an increase of 500mm, raise the front, west side, hip to a gable and to add a south side dormer. A porch outside the front door is also proposed. The application has been revised since first submitted to reduce the size of the south side dormer.

Relevant Planning History

AWDM/1281/17 – Single storey side extension LDC. Granted

SU/167/65 – Garage. Granted 3.8.65

SU/122/60 – Conservatory. Granted 20.6.60

Consultations

None undertaken.

Representations

In response to the revised notification No. 79 has withdrawn their objection.

We have also received a letter of support from No. 59

Comments on original, superseded, scheme:

3 objections summarized as:

1. Out of character, will change the aspect.
2. Increase in ridge height unacceptable.
3. Too big, 'box like'.
4. 90% increase in floorspace representing an overdevelopment
5. Loss of light to No. 79
6. Loss of value
7. Structural load capability?
8. Noise insulation improvement? Compliance with Fire Regs?
9. This is an area of bungalows. No others have been extended to this extent.
10. Concerned about parking during construction and after.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

This pair of semi detached bungalows are assymterical. No. 79 fronts Hammy Way on its north side and has a fully hipped roof with gable end as built. The application site has a north side projecting addition with a gable roof which is at a lower height to the main ridge of 81 and 79. The application site's front elevation faces west and has a hipped roof.

The proposed gable on the west side will reflect the gable detail of No. 79. The raising of the subordinate north side ridge to the main ridge height is only a 500mm increase in height and will have little impact on character. The south side dormer has been reduced both in height and width. It is now less top heavy. Other houses in the street were built with flat roofed front dormers.

The reduced scale of all elements of the roof extensions will not be harmful to local character.

A porch is proposed on the west side to a depth of 2 metres with a gable roof. This will still leave 6 metres to the back edge of the pavement.

Neighbour amenity

The enclosed south side garden is more than 11 metres in length, including a garage. No 83, to the south, has a pitched roof garage on the common boundary which will ensure privacy. The occupiers of No. 79 no longer object to the revised proposal.

Neighbours on the west side of Hammy Way facing the front door and new gable are more than 20 metres from the extension. The west facing gable window is to a staircase only.

No significant neighbour harm will occur.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes

Case Officer signed: MOK Date: 22.1.7.21

Authorised and signed by: Peter Barnett Date: 22 July 2021