

Expiry:18/5

Development Management - Delegated Officer Report

Application Number: AWD/0307/26

Recommendation – Approve

Site: 42 Hammy Lane, Shoreham

Proposal: Ground floor rear extension and front porch.

Date of site visit: 24/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced 1950's buff brick house on the east side of Hammy Lane. These houses were built with canopied entrances on painted metal posts. It has been extended to the rear with a conservatory.

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. The EA's Standing Advice form has been submitted.

Permission is sought to add a full width rear extension replacing the conservatory and a flat roofed front porch. The rear extension measures 3 metres in depth and is 2.5 metres to eaves and 3.5 metres high to ridge. The porch is 2 metres wide, 1.5 metres deep and 2.6 metres high.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None 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)

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 examples of porches added to the front of these properties including at No. 38. It will not be harmful to general amenity. The rear extension will not be visible from the public realm.

Residential amenity

No. 40, to the south has a rear extension on the boundary. No. 1 Lennox Road, to the north, has not been extended. The proposed rear addition will not cause significant harm to any neighbour.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No north 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 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 Drainage

Case Officer:

MOK

Date: 28/4

Authorised by:

Peter Barnett

Date: 28 April 2026