Expires ~~28/12/07~~ 21/12

Development Control – Delegated Officer Report

Application Number: ADC/0674/07 **Recommendation – Permit Application**

Site: **83 Hammy Way Shoreham-by-Sea West Sussex BN43 6GH**

Proposal: **Single-storey side and rear ridged roof extension, side/rear conservatory and detached garage to rear**

The Application

The application site is a detached bungalow located on a corner plot within Hammy Way, Shoreham. The property is 'L'-shaped with a large front and side garden bounded from the highway by a low wall. Further detached bungalows are sited to the north and east. The rear garden sits to the north and is separated from the front/side garden by a 1.5 metre high brick wall.

This proposal seeks permission for a number of extensions and additions. A detached pitch roofed garage is to be constructed at the north end of the rear garden, parallel with the neighbour's garage at No.81, and accessed via an existing crossover. The east side kitchen is to be extended into the rear garden by 2.8 metres, with a width of 3.6 metres and a height of 3.5 metres to the ridge. The western lounge is to be extended towards the road by 2.3 metres with a pitched conservatory attached parallel into the rear garden. This conservatory will be 2.8 metres in width and 5.6 metres in depth with rear and west facing windows. Further new windows will be added to the east side of the kitchen extension and the south side of the lounge extension.

Consultations and Representations

Third Parties

No's 37, 81 and 85 Hammy Way raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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.

Visual Amenity

The garage will be 3 metre high pitch-roofed brick structure sited parallel with the neighbouring garage at No.81. It will not impact on local amenity or be an undesirable feature within the streetscape. The lounge extension follows the lines of the main building a further 2.3 metres to the west and towards the highway. It will not extend beyond the building line of No.81 and will still be recessed from the side/front boundary with the majority of the large side garden retained. The rear kitchen extension will follow the eastern lines of the building and again will not appear out of keeping with the rest of the building or the street in general. A rear garden area in excess of 130 square metres will be retained.

The rear conservatory and re-sited garden wall will however form an awkward feature detrimental to the character of the building and the street. Various amendments were sought to revise this element and add appropriate detailing to the wall structure. The most recent plans have recessed the conservatory behind a brick side wall that now includes wooden fence panelling similar to the side wall of No.81. The roof of the conservatory is a glass pitched and hipped structure that is not out of keeping with the property. In total these latest revisions successfully subordinate the conservatory, detail the wall, and tidy this juxtaposition in accordance with local plan policy AH7.

Residential Amenity

None of the structures will cause any detriment to the amenities of neighbouring properties due their individual small sizes and outlooks. The enlarged and re-sited windows on the rear and west elevations will not afford any overlooking potential. The high level windows proposed in the rear eastern kitchen addition however could afford an element of overlooking into No.85 and are consequently conditioned to be obscurely glazed.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C12Eiv
4. C12F: '...extensions...'
5. C14Aii '...on 19 December 2007...policy AH7 of the ADLP and DEV1...'
6. C18C3: '...east side elevation of the kitchen extension...'

Case Officer:.....

Date: 19/12/07