Expiry Date - 13/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0210/10 **Recommendation – Refuse Application**

Site: **68 Hammy Lane Shoreham-by-Sea West Sussex BN43 6GF**

Proposal: **Bay window and projecting front porch**

The Application

The application site is an end of terrace house on the east side of Hammy Lane, Shoreham. It is bounded to the south by the adjoining terrace, to the north by a semi detached pair and to the rear by a garage compound accessed off Wilmot Road. The property features a front pitched tile canopy extending the width of the house.

A previous application ADC/0225/07 sought permission to extend under the canopy and add a pitch roofed porch projection this was refused for the following reason: -

> " The proposal would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH7)"

Following this refusal, permission was granted for a front porch and bay window ADC/0176/08 which was similar to the previously refused scheme but more modest in scale. The canopy was to be altered with the addition of hips and a 2.6 metre wide porch beneath. The utility room on the north side was to be extended beneath the canopy with a bay feature to create symmetry to the appearance of the house.

The current scheme seeks to amend the approved scheme by adding a gable roof open porch canopy to the front of the bay and enclosed porch as already approved under ADC/0176/08. The canopy has a maximum height of 3.6 metres, maximum width of 2.8 metres and maximum depth of 2.4 metres. The canopy has a tiled pitched roof with oak posts set into facing bricks.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: -

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Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan, which relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

DC Standard No. 3 'Extensions and Alterations to Dwellings' states that 'any extension should be in keeping in appearance, scale, design and character of both the existing dwelling and the streetscene generally.' In particular it states that front extensions are particularly difficult to incorporate successfully with the existing house and streetscene and consequently should not usually extend beyond the front building line.

Residential Amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The application site is an end of terrace property and the proposed bay will be adjacent to the neighbouring dwelling no. 66. The proposed development will not result in any loss of light or overbearing impact on this neighbouring property.

Visual Amenity

Hammy Lane has an open plan character featuring rows of terraced properties on the east side and detached bungalows on the west side. The terraced properties were all built with basic flat roofed canopies, very few of which have been altered into enclosed porches. Permission was granted in 1999 to add a 1 metre deep pitched canopy across the front elevation of the application site making it the largest such structure in the street. The previously approved application for the bay window and front porch was considered acceptable in the light of the pitched canopy which has now been removed. The current scheme projects further forward from the front of the building and the porch canopy is a dominant feature in relation to the existing terrace and the street scene. It will be out of keeping and detrimental to the character of the locality.

Recommendation

1. B5BR – AG1, AH7

Case Officer Hannah Barker

Date 15/7/10

PB 12/7