Expiry Date – 26/5

Development Control – Delegated Officer Report

Application Number: AWDM/0556/21 Recommendation – Grant

Site: 55 Hammy Way, Shoreham

Proposal: **Proposed rear and side single-storey extension to north and east elevations for use as attached annexe.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/5

Site and Surroundings

This application relates to a detached 'L' shaped bungalow on the north side of Hammy Way. The property has been extended to the rear and has a detached prefab garage in the north east corner of its rear garden, slightly off the rear boundary, with a driveway on the east side. It also has 4 tandem parking spaces in its front garden.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to replace the existing detached garage with an extension to the side and rear of the house. It would extend as far back into the garden as the current garage and 3 metres up the driveway to the original back wall of the bungalow. It would have an overall depth of 10.73 metres and would be 2.8 metres high.

The annex would have a shared utility room with access to the bungalow, shower room and bedroom with separate front entrance.

Relevant Planning History

SU/27/03 – Prefabricated garage at rear .Granted.

Consultations

Highways: No objection.

Technical Services: No objection.

Environmental Health: This unit is 30sqm, below the National Space Standards. It should be conditioned that it cannot be rented out or sold as a separate dwelling.

Hours of construction condition recommended.

Southern Water: Public sewer may be crossing the site. Connection application required. Surface water drainage must be in accordance with Building Regulation H3.

Representations

None received.

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, the occupiers of the bungalow itself and future occupiers living conditions.

Character:

The extension is set well back from the road and has the scale of a domestic extension. It will not be out of character.

Neighbour amenity

No. 57, to the east, has a driveway on the common boundary and a prefabricated garage which sits just behind their unextended rear wall forward of the garage to be demolished on site. Their garage has a shallow pitched roof, the one on the application site is flat roofed. The proposed annex will project slightly in front of this garage but will not go further forward of No. 57's rear wall and therefore will not obstruct any side windows in No. 57. There are no windows proposed in the east wall to cause any overlooking. All windows face into the garden or down the drive.

The annex is as deep into the garden as the existing garage but is 700mm taller at 2.8 metres. It is not considered that this extra height will be harmful to the occupiers of No. 57 and the area of their garden to the rear of their own garage. The boundary with No. 53 is 13 metres away. Behind, in Crown Road, the gardens are 11 metres deep. Again the proposed structure's height will not cause significant harm.

Living conditions

The annex is shown as linked to the main house and therefore ancillary. The intended family occupier will have access to the main dwelling at all times. It is conditioned to be retained as such at all times.

It will not occupy any more of the rear garden than the present garage.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Ancillary only, no self containment
4. Materials to match
5. No new windows east side

Informatives

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. SW connection
3. Public sewer maybe on site.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 21.5.21

Authorised and signed by: Peter Barnett Date: 21 May 2021