# Development Management - Delegated Officer Report

**Application Number: AWDM/0072/18 Recommendation – Approve**

**Site: 15 Hammy Close, Shoreham-By-Sea**

**Proposal: Proposed single-storey rear extension and rear dormer.**

**Date of site visit: 17 April 2018**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The property is a semi-detached bungalow. It has a small rear dormer and a gable ended projection on the west side at the rear which is attached to a large outbuilding which runs along the western boundary.

It is proposed to construct a flat roofed ground floor extension, approximately 4m deep, and to replace the existing dormer with a much larger dormer at the rear.

## Relevant site history

Various extensions

## Consultations

None

## Representations

None received

## Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

## Planning Assessment

## Principle

The proposal comprises 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**

Being at the rear the extensions will not have an impact upon the street scene. The extension is slightly larger than that recommended in the DM Standard but the plot is large and it will not cause harm to the character of the property.

The dormer will be significantly larger than existing but it is at the rear. A number of other properties in the area have similarly sized dormers and it will not be out of keeping.

**Residential amenity**

The rear extension will not harm neighbouring amenities. To the west it will be screened by the existing outbuilding while to the east the attached neighbour has its own rear extension. There is a window within a recess between the neighbour's extension and the boundary but it is already affected to some extent by the boundary fence which is up to eaves level in height, the same height as the proposed extension.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

**Is recommendation contrary to letter(s) of representation? N**

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.

Case Officer: Peter Barnett Date: 25 April 2018

Authorised by: Gary Peck Date: 25 April 2018