Development Control – Delegated Officer Report

Application Number: AWDM/1616/19 Recommendation – APPROVE

Site: 7 Hammy Close, Shoreham-by-Sea, BN43 6BL

Proposal: Demolition of existing rear extension and construction of pitched roof rear extension

Date of site visit: 01.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

No. 7 is one of 3no. detached dwellings within a street characterised by semi-detached bungalows. No. 7 is positioned on the north side of Hammy Close. Many of the dwellings within the street have had dormers and or rear extensions. In the 1990's, the application site extended its roof in order to have rooms in the new first floor, but have not had dormers. It also has had a flat roof rear extension and a small side extension.

The proposal seeks permission to remove the existing rear flat roof extension and replace with a pitched roof rear extension of a greater depth than the current extension. The extension will be slightly wider than the existing extension.

The increase length of the extension will be 3.2m and the increase in width will be approx. 400mm. The height of the extension will be raised from the existing flat roof and pitched roof extension to a higher flat topped pitched roof of approx. 3.8m in height, to be the same as the existing flat topped pitched roof rear extension section.

Relevant Planning History:
SU/99/96TP Rooms in roof with rear extension of roof and side dormers (Renewal of SU/287/88) **Approved 28.08.96**

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policies 1 and 15
SPD: Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2018
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The proposal will involve the replacement of the existing flat roof extension with a deeper pitched roof extension which will tie into the existing roof of the existing higher rear extension. Rooflights will be added to both sides of the new and existing rear pitched roof (4no. on each roofslope east and west facing). The rear extension therefore will be one uniform roof design and height.

A gap of 1053mm will be maintained from the side elevation (west) to the boundary with no. 6 Hammy Lane. The side elevation of no. 6 does not have any side windows at this point and thereby will not be materially affected by the proposed rear extension.

The view of the proposal from no. 8 (east) is broken by the existing side boundary wall, and detached garage. Thereby their existing visual amenities will not be materially compromised.

Residential Amenity

The proposal will not be coming nearer to no. 8 and the existing boundary gap is maintained to no.6, it is thereby considered that the existing residential amenities will not be materially affected. While a deep extension (almost 9m from the rear wall), its impact is reduced due to the presence of detached garages within the rear gardens of the application site and No.6.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match
4. Obscure glaze west side window

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 27.11.2019

Authorised by: Peter Barnett Date: 27 November 2019