Development Management - Delegated Officer Report

Application Number: AWDM/1217/22 Recommendation – APPROVE

Site: 6 Hammy Way, Shoreham-by-Sea, BN43 6GG

Proposal: Single storey rear extension and front porch with cladding to front gable and render to all elevations

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 6 is positioned within the 'island' section of Hammy Way and is located on the north side of the road. The property is a detached bungalow with a detached garage and drive on the east side of the site. The front amenity land to the property is currently mainly laid to pavers. The bungalow has a rear conservatory extension, and a side covered way.

The immediate area comprises predominantly bungalows, semi-detached and detached, and many have been extended with rear and roof extensions.

Proposal:

This application seeks planning permission to:-

- Replace the rear conservatory with a single storey, flat roof, rear extension shown on the plans to measure 4.5m deep x 7.41m wide and is approx. 2.7m high (excluding the rooflight);
- Provide a pitched roof, front porch shown to be 1.5m deep on the west side and 1.8m deep on the east side with a width of 2.5m, x approx. 3.3m high;
- Render all the elevations of the bungalow.

Other alterations to the bungalow will include the removal of the rear chimney and the demolition of the garage.

Representations: 1 letter from 4 Hammy Way:

- I wish to object/comment on the application with regard to the rendering/cladding;
- This will considerably alter the look of the property and be entirely out of character in this road of 1950's, brick faced bungalows;
- Render requires a great deal of maintenance which if not carried out regularly will result in it becoming unsightly

Relevant History: None

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposal relates to a rear extension and a front porch extension.

The construction of the rear, flat roof, extension will see the removal of both the conservatory extension and the detached side garage. It will also see the removal of the original rear outrigger section of the bungalow, being the original kitchen.

The proposed extension will thereby square the rear end of the bungalow and provide a more open plan living area with a kitchen/dining/living area. No new windows will be provided within the side elevations (the shown window off of the new room is an existing window). Thereby the extension will not result in overlooking to the neighbouring properties, and a condition limiting windows into the resultant side elevations would not be unreasonable.

Further, as the bungalow is a detached building, it is positioned far enough away from both its neighbours so as the proposal will not have any measureable effect onto them by way of overbearing or overshadowing. Thereby there will be no materially negative impacts onto the neighbours to their existing visual and residential amenities.

The front porch will be constructed around the existing entrance door, and is in proportion with the existing dwelling, it will also have a pitched roof which reflects the existing pitch of the host bungalow. As the bedroom at the front has 2no. windows, the window at the front of the bungalow will be blocked up which will not compromise the light to that bedroom. The porch will not be out of keeping with the existing bungalow or the character of the locality in general.

Lastly, the proposal will include the rendering of the whole dwelling. There is already a portion of rendering on the bungalow, and many other properties within the area have a portion of rendering on them too. Also, the property at the end of the road, next to no. 2 Hammy Way, at the junction with Hammy Lane, has rendered the whole of their dwelling. Thereby, the rendering of the dwelling will not be out of character with the area. The proposed materials for the new build will include light grey colour cladding within the gable area of the porch and the main roof at the front, which will provide a soft use of materials at this point being complementary to the white render finish.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 27.09.2022

Authorised by: Peter Barnett Date: 27 September 2022