Development Control – Delegated Officer Report

Application Number: AWDM/1159/16 Recommendation – APPROVE

Site: 41 Hammy Close, Shoreham

Proposal: Single-storey rear extension to south elevation to replace existing garage.

Date of site visit: 11.08.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the southern side of Hammy Close and comprises a semi-detached bungalow property which has been extended in the roof space with dormers to the front and rear roof slopes and a conservatory to the rear. There is a single storey garage building adjacent to the south west corner of the property. The road is residential in nature and is characterised by pairs of semi-detached bungalows.

The proposal would involve demolishing the existing conservatory to the rear and single storey garage to the south-west of the property and the construction of a new single storey rear extension to the rear and west of the property. The proposed rear extension would measure 4.5 metres in length from the original rear wall of the dwelling, 5.8 metres in width and 2.7 metres in height. The side extension would be set back from the front of the property and attach to the westerly side wall of the rear extension. The side extension would measure 2.7 metres in width, 4.9 metres in length and 2.7 metres in height. The external walls of the extension would incorporate brick to match the existing dwelling.

The submitted drawings also show other alterations listed below which do not require the benefit of planning permission.

- the blocking up of the former entrance door to the western side of the property and the creation of a new entrance door to the front northern elevation of the property
- the creation of a new roof light to serve an en-suite bathroom in the first floor roof space of the property.
- internal re-organisation

Consultations: None received**.**

Representations:

The neighbouring occupier at 86 Hammy Lane has verbally confirmed that he has no objection to this proposal.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The principle of extending this existing dwelling house is acceptable subject to the proposed extension causing no adverse impact on the visual amenities of the area or the occupiers of neighbouring properties.

Visual amenity

The proposed extension to the western side of the property would incorporate a flat roof with a large uPVC upstand which would measure 0.4 metres in height. The high upstand is a feature on other garages within the close, including the neighbouring garage building located to the west of the site. The proposed side extension would however be set back 9.6 metres from the front of the property and well distanced from the road to the north. The exterior walls would be constructed in brickwork to match the exterior of the original dwelling. It is therefore considered that the proposed single storey side extension would not appear dominant or out of keeping within the street scene perspective especially in context of the neighbouring garage to the west which is positioned forward of the building line of the application property.

Residential amenity

The residential occupiers that would be most affected by the proposed extension are located within the neighbouring properties, 86 Hammy Lane to the west and 40 Hammy Close to the east of the application property. The proposed extensions would be well distanced to the neighbouring property, 5 Wilmot Road to the south by the lengthy rear garden and would not therefore cause any loss of amenity to these neighbouring occupiers.

The neighbouring property to the east has a single storey extension to the rear which extends approximately 3 metres in depth. The proposed extension to the rear of the application property would extend 4.5 metres in length from the rear wall of the original property. As the easterly neighbouring property has already been extended to the rear it is not anticipated that the proposed extension would cause any loss of light or outlook to the occupiers of the easterly neighbouring property. One door would be located within the eastern wall of the side extension which would serve a utility room. The door would be distanced to the easterly neighbouring property by 5 metres and would be partly screened by the 2.1 metre high close boarded timber fence along the eastern boundary of the site.

To the west there is limited screening on the boundary between the gardens of the application property and the westerly neighbouring property, 86 Hammy Close except for a high mesh wire fence and mature tree located in the north-east corner of the westerly neighbour's garden. The westerly neighbour's garden currently looks onto the blank brick wall of the existing garage. As the proposed side extension would be in the same location and a similar size as the existing garage it is considered that the proposed side extension would not cause any loss of outlook or amenity to the westerly occupiers.

One new window would be incorporated in the westerly side wall of the proposed rear extension and would serve a kitchen within the property. This window would face the tall mature tree and mesh wire fence in the north-east corner of the westerly neighbour's garden and would not therefore cause any loss of amenity to the occupiers of 86 Hammy Lane.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 Year Time Limit
3. Matching Materials
4. No additional openings (east or west)

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 30.08.2016
Authorised by: Jo Morin Date: 30.08.2016