Expiry Date – 21/2

Development Control – Delegated Officer Report

Application Number: AWDM/1888/19 Recommendation – Grant

Site: 35 Hammy Lane, Shoreham

Proposal: Front extension to East and North elevations.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/1/2020

Site and Surroundings

Detached bungalow on the west side of Hammy Lane and corner of Hammy Way. The bungalow has a projecting front gable on its southern side and a detached gabled garage adjoining this. It has been extended at the rear with a conservatory.

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

Proposal

Permission is sought to extend the front of the bungalow with a gable addition out to the depth of the existing front projection.

Relevant Planning History

No. 37

AWDM/1908/17- single storey pitched roof front extension. Granted 2.2.18

Consultations

None undertaken.

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'.

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.

Character

This bungalow is a mirror image of that built at No. 37 on the opposite corner of Hammy Way. No 37 has been extended in the last few months with an identical extension to that proposed here, see history above. In addition it has a further side extension on its north side.

No. 33, to the south of the site is a detached bungalow of a different design, beyond which are semi detached bungalows. Opposite are two storey semis.

The extension does not extend beyond the front or side building lines. It will not be harmful to local character.

Neighbour amenity

The proposed extension is on the north side of the frontage adjoining Hammy Way away from neighbours. It will not be harmful to neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 28/1/2020

Authorised and signed by: Peter Barnett Date: 28 January 2020