Expiry Date – 11/2

Development Control – Delegated Officer Report

Application Number: AWDM/2282/21 Recommendation – Grant

Site: 10 Hammy Close, Shoreham

Proposal: **Single storey side and rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/1

Site and Surroundings

This application relates to a chalet bungalow on the north side of the road in a cul de sac of bungalows. It has large front and rear dormers and a single storey extension 3.5 metres in depth. It has a driveway on its west side, next to No. 9's driveway, with a pitched roof garage in the rear garden.

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

Proposal

Planning permission is sought to extend the existing ground floor rear extension by 2.8 metres to an overall depth of 6.3 metres. It is also proposed to extend it sideways such that it projects westwards 1.4 metres from the rear wall. It is flat roofed to a height of 2.7 metres.

Relevant Planning History

ADC/0026/10 - Alterations to existing pitched roof front dormers to form single flat roofed dormer. Granted.

SU/123/04 - Rooms In Roof With Front & Rear Dormers. Granted.

SU/56/00 – Single storey rear extension. Granted.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, 18, 19, 20, 34, 35, 36 including 'Development Management Standard No. 1 Space Around Flats and Houses' and 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020)
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

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

The extension is largely to the rear. The 'side' element is set back from the front by 15 metres and does not interfere with the driveway. It will not be harmful to character.

No.12 has a similarly deep extension to that proposed. A rear garden in excess of 22 metres is retained and it will not appear excessive or cramped.

Neighbour amenity

The extension is set off the boundary with No. 9 and will not be harmful. No. 11, to the east, has a rear extension to the depth of the existing extension on site. The proposed extension will project 2.8 metres beyond No. 11's rear wall. This is compliant with DM2.

No side windows are shown.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *No side windows*

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: 25.1.22
Authorised and signed by:	Peter Barnett	Date: 25 January 2022