Expires 27/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0176/08 **Recommendation – Permit Application**

Site: **68 Hammy Lane Shoreham-by-Sea West Sussex BN43 6GF**

Proposal: **Front porch and bay window**

The Application

The application site is an end-of-terrace house on the east side of Hammy Lane, Shoreham. It is bounded to the south by the adjoining terrace, to the north by a semi-detached pair, and to the rear by a garage compound accessed off Wilmot Road. The property features a front pitched tile canopy extending the width of the house.

A previous application ADC/0225/07 to extend under the canopy and add a pitch roofed porch projection was refused on the grounds that:

> *'The proposal would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH7).'*

This proposal seeks to extend on similar lines but in a more modest manner. The canopy is to be altered with the addition of hips and a 2.6 metre wide porch erected beneath. The utility room on the north side is to be extended beneath the canopy with a bay window feature to create a symmetry to the appearance of the house.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. DC standard No.3 'Extensions and Alterations to Dwellings' states that 'any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the streetscene generally'. In particular it states that front extensions are particularly difficult to incorporate successfully with the existing house and streetscene and consequently should not usually extend beyond the front building line.

Visual Amenity
Hammy Lane has an open plan nature featuring rows of terraced properties on the east side and detached bungalows on the west side. The terraced properties were all built with basic flat roofed canopies, very few of which have been altered into enclosed porches. The applicants' received permission in 1999 to add a 1 metre deep pitched canopy across their front elevation making it the largest such structure in the street.
This proposal seeks to alter this canopy into hip ends and to extend a porch beneath the central section. As such there will be no additions beyond the front of the existing canopy. The porch proposed is only marginally larger than that allowed under permitted developments and in any case sits comfortably adjacent to the existing lounge bay window. The additional bay window to the utility room to the north will mirror the existing bay and will add symmetry to the appearance of the house.
This scheme is sufficiently modest beneath the existing canopy so as not to be incongruous within the streetscene, unlike the earlier refused scheme. It thus does not conflict with local plan policy AH7 or the accompanying DC standard.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci

Case Officer:.....

Date: 13/5/08.

PB 14/5/08