Development Management – Delegated Officer Report

Application Number: AWDM/1267/25 Recommendation: APPROVE

Site: 57 Hammy Way, Shoreham-By-Sea, West Sussex

Proposal: Proposed rear extension, rear dormer to roof and front porch.

Date of Site Visit: 17th November 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of bungalows of various design, some detached and semi detached. There are some with front gables and rear and front flat roof dormers are visible. The bungalow as existing has a front and side driveway and garage set back to the side.

Consent is sought to convert the loft with a rear flat roof dormer and front roof lights, a juliette balcony is proposed to the rear. Also proposed is a hipped roof front porch and flat roof rear extension, 3.5 metres in depth with roof light.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed front porch and roof lights will be clearly visible within the street scene altering the appearance of the bungalow within the street. The rear dormer will also be visible however only in side views and will not be overly prominent within the street scene.

There is a front porch on the corner on the opposite side of the road which is visible within the street scene. There are not any other examples of front porches. However, on balance, due to the variation in bungalow design with front gables common features, it is not considered that the introduction of a porch would be harmful to the overall street scene. The development here is not considered to set a harmful precedent. The materials are in keeping with render and tiles to match.

The front rooflights will have no adverse impact and the rear dormer replicates other examples visible nearby. The rear single storey extension is not visible and at 3.5 metres in depth is not overly large. It will be a subservient addition in keeping in character and scale with the existing bungalow. The dormer is tile hung to match existing and the extension is to be completed in render to match the front porch.

Residential amenity

The porch and front rooflights will have no adverse impact upon the adjacent occupiers. The rear dormer will face towards bungalows to the rear of the site. Although they will directly overlook, there is a distance of in excess of 22 metres between the proposed windows and the bungalows to the rear. It is also noted that a rear dormer with a similar impact could be built under permitted development, therefore there would be no justification for a refusal in this case.

The rear extension is the full width of the bungalow and 3.5 metres in depth. This is in line with Development Management Standards which state that within 2 metres of an attached dwelling a single storey extension should not exceed this depth.

In this case the attached dwelling has a rear extension slightly shallower than that proposed here, however it is slightly set in from the boundary with a window adjacent to the boundary. This recessed window already receives limited light due to the neighbour's own extension and adjacent boundary fence. The proposed extension will have some additional impact. However, on balance, this can be supported as it is not considered to result in significant harm. The affected window is likely to serve a bedroom. The adjacent occupiers designed their extension with this recessed opening and have not made representations in this case against the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 1st December 2025

Authorised by: Peter Barnett Date: 1 December 2025