Expiry Date – 12/1

Development Control – Delegated Officer Report

Application Number: AWDM/1738/17 Recommendation – Approve

Site: **65 Hammy Way, Shoreham**

Proposal: **Single storey rear extension, raising ridge height of existing rear addition to match original dwelling.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3.1.18

Site and Surroundings

This application relates to a detached bungalow on the north east corner of the hammer head of Hammy Way. The property is set back from the road on a site which fans out from the front and rises slightly in gradient from road to rear boundary and beyond. It sits behind both neighbouring semi detached bungalows. It has a detached garage and driveway on its north west side and a detached outbuilding closest to the boundary with No. 67 to the south.

The property is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Planning permission is sought to square off an existing rear extension and to lift the ridge height of the existing addition to form a new gabled roof over the entirety of the rear extension to the same height as the original bungalow.

The extension measures 4.3 metres in depth, 2.7 metres in width and is proposed with an eaves and ridge line to match the original bungalow.

Relevant Planning History

SU/53/86 – single storey rear extension. Granted 24.5.86

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 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.

Neighbour amenity

The proposed extension is well removed from adjoining neighbours boundaries. No. 67, to the south has its own garage and an outbuilding on site between it and the proposed extension. No. 63, to the west has the existing extension, the site's garage and their own garage between them and the planned extension. They are also at an angle of 45 degrees from the proposal. Lifting the height of the roof of the existing extension will have little impact on No. 63 as this is some distance away from the least sensitive part of 63's garden with intervening outbuildings as previously described.

Properties adjoining the rear garden boundary in Hammy Lane and Crown Road are well removed from the extension. The nearest property to the proposal is 59 Hammy Lane. The extension will be more than 3 metres from the shared boundary and this property has a rear garden a minimum 8 metres in length. It is not considered that at this distance harm will occur, notwithstanding the slight difference in ground levels, as the new roof slopes away from this boundary.

The introduction of windows into the existing side walls does not require planning permission. Those on the new side wall will not cause overlooking.

<u>Streetscene</u>

The extension will not be visible from the road and is otherwise designed to match the house.

Recommendation APPROVE subject to the following conditions:

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

Informative

1. Application approved without amendment.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 4/1/18
Authorised and signed by:	Peter Barnett	Date: 4 January 2018