Development Control – Delegated Officer Report

Application Number: AWDM/0980/20 **Recommendation APPROVE**

Site: **26 Hammy Way, Shoreham-by-Sea, BN43 6GG**

Proposal: **Single storey rear and side extension to south and west elevations**

Date of site visit: 08.07.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a detached bungalow situated on the south side of Hammy Way. The bungalow is 'chalet' style i.e. it has a gabled front and the ridge of the roof runs front to back (north to south). There is a small front garden and a drive to the west of the property leading to a detached garage which is positioned behind the existing dwelling at the rear.

The street scene comprises predominantly detached and semi-detached bungalows, many of which have dormers to the front; sides; and or to the rear. Indeed the neighbouring property at no. 28 has a side dormer facing onto the east roofslope of the application site.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application, as amended, seeks permission for a rear and side extension measuring 3.4m wide x 2.9m deep x 2.7m high. The extension will fill the existing gap to the east of the existing extension.

Relevant Planning History:

AWDM/0979/20 Application for Lawful Development Certificate for proposed rooms in roof with hip to gable enlargement to south, with 1no. dormer to east and west, 2no. rooflights to west and 1no. rooflight to east. **Current**

Representations: Letter of representation from neighbouring property:-

- Concern over the level of noise, traffic and parking
- Work has been carried on without planning permission
- Builders have started at 0700 and also working on a Sunday

- Vans park and block driveways in the street which blocks a clearway to oncoming traffic for residents, in breach of the highway code
- Loss of light to our kitchen area
- Undertaken works in garden area to build a studio in order to run a business

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey rear extension.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

The proposed rear extension will fill the gap to the east of the existing extension and will protrude closer to the existing mutual boundary with no. 28 Hammy Way, leaving a space of 150mm. The length of the side elevation of the extension next to the mutual boundary is now 2.9m and it will have a flat roof to a height of 2.7m. This would be 700mm higher than any boundary fence that could be erected without planning permission.

The neighbour has expressed concern that the extension will result in the loss of light to a kitchen window on the side elevation of their property, which is some 2.3m from the mutual boundary. However, the application has been amended to reduce the length of the side section of the extension down from 5m to 2.9m which is considered sufficient so as to not result in any material or potential overshadowing onto the property to the east (no. 28). The side extension effectively stops in line with the rear elevation of the original dwelling and will not be in front of the side windows at the neighbouring dwelling.

The neighbours' representation raises other issues within their letter, such as the noise of any development taking place and the inappropriate parking of the builders' vehicles, but neither of these points are material planning considerations for the determination of a domestic residential extension. The early hour of commencement of building works for the day is another matter that we would not be conditioning on any approval for minor residential development; a more intensive form of development such as new housing or commercial would be subject to a work restricting condition.

With regard to work commencing without planning permission, Section 73A of the Town & Country Planning Act, provides for retrospective planning

applications to be made in respect of development which has been carried out without permission, and for applications for planning permission to authorize development which has been carried out without complying with some planning conditions.

The final point raised within the representation is that works have been undertaken to the rear of the garage, whilst this is not part of the submitted planning application, it is considered that an application is not required for the works, as there is evidence that there has been a built form there for many years, this evidence if from our own records by way of Earthlight (which is Ordnance Survey based information) showing an outbuilding in that position going back to 2007, and continuing in 2009, 2012, and 2015. Thereby, to repair/replace this outbuilding in brick form is not considered to be development requiring the submission of a planning application.

The use of the outbuilding is ancillary to the use of the dwellinghouse, and if that proves not to be the case, then it will be looked into at that time, and an application invited should it be necessary.

Returning to the single storey rear and side extension, the subject of this application, it is considered to be relatively modest in form and will link with the existing rear extension acceptably and it will also continue the flat roof format as that of the existing extension in order to minimize its impact on neighbouring properties, and thereby it is considered to be an acceptable form of development.

Residential Amenity

The properties that could be affected by the proposal are the neighbouring properties no.'s 24 and 28 Hammy Way, together with the contiguous properties to the rear, no.'s 6, 8 and 10 Hammy Way.

No.'s 6, 8 and 10 Hammy Way range from some 18m to 22m distant and thereby will not be materially affected by the proposal.

The proposed extension will be largely hidden from view from no. 24 to the west, and thereby will not be materially affected by the proposal.

No. 28 to the east will be the most affected by the proposal as the extension as proposed will be onto the east side of the dwelling, close to the mutual boundary with that property. However, the application as amended is considered not to materially affect their existing residential amenities.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. No windows on side elevation facing no.

Informative

1. Approved following amendment

Is recommendation contrary to letter(s) of representation Y

Case Officer: Eve Hearsey Date: 13.08.2020

Authorised by: Peter Barnett Date: 14 August 2020