Expires 8/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0225/07 **Recommendation – Refuse Application**

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

Proposal: **Single-storey front extension**

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.
The proposal is to extend the central section of this canopy forward to enclose an enlarged hallway and a new covered porch area. The utility room on the north side is to be extended beneath the canopy to create a symmetry with the existing lounge bay window.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: 'Extensions and Alterations to Dwellings'

Planning Assessment

The Council's Development Control standard No.3 clearly states that 'any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the streescene generally'. Therefore the key planning consideration with this proposal is whether this frontal addition will be out of scale in the area and therefore detrimental to the character of the streetscene.

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 extend the central section of the canopy out by a further 2 metres (3 metres from the original building line at ridge level) with a brick and tile ridge roofed porch structure. The rear 2 metres of this porch will enclose an enlarged hallway whilst the utility room on the north side will be enlarged beneath the existing canopy. The forward-most section of the porch will be an open pitched canopy supported by posts on 1 metre high brick plinths. The overall height of the entire structure will be 3.3 metres.

It was noted during the site visit that the applicants' property is highly visible within the streetscene, in part due to the conspicuousness of the existing canopy structure but also due to the open plan nature of the terraces. It is felt that, whilst the proposal's design is in keeping with the existing canopy, its bulk will be an incongruous and obtrusive feature within the streetscape. Any addition beyond the front plane of the existing canopy will therefore be detrimental to the character of the terraces and so this application must be refused on this basis. Similarly, any approval would set an unwelcome precedent for other ungainly front additions that would further damage the character of the street.

Recommendation

REFUSE on ground that :-

B5AR: '...policies of the WSSP (DEV1) and the ADLP (AG1, AH7).'

Case Officer:..... CS 18/5/07

Date: 11/5/07