Development Management - Delegated Officer Report

Application Number: AWDM/1325/21 Recommendation – APPROVE

Site: 18 Hammy Close, Shoreham-By-Sea

Proposal: Single storey rear extensions

Date of site visit: 5th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within the corner of a cul de sac of similar style properties, many of which have been altered and extended over time. As existing the property has a garage to the side which has been linked to the main bungalow with a single storey flat roof extension. To the rear of the original bungalow adjacent to the boundary with the attached dwelling is a single storey extension.

Consent is sought to increase the depth of the single storey extension across the entire width of the bungalow, not in a uniform depth, to provide additional living accommodation for the main dwelling. An extension is proposed to the rear adjacent to the boundary of the attached bungalow reducing in depth away from the boundary. To the rear of the existing flat roof link an additional depth of extension is proposed; this adjoins an additional development also at single storey to the rear of the existing garage building along the boundary with the bungalow to the east. This will provide a bedroom with ensuite with utility. To the rear of the main bungalow is a lounge/dining room.

Amended plans have been received to give clarity with regards to the lounge/dining room extension and the distance it projects beyond the rear of the adjacent, attached extension. The plans show this to be 3.1 metres.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed development is to the rear of the existing bungalow and the existing additions. As existing the side extensions and garage are in the corner of the site and this development is not clearly visible within the street scene. The proposed work is behind this and will not be visible within the street scene. Although the extensions are large in footprint relative to the existing, original bungalow the plot is large being in the corner with ample amenity space remaining. There will be no adverse impact upon the character and appearance of the locality, existing bungalow or street scene. Materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the application site. The attached bungalow has an existing single storey extension. The proposed addition, (as shown on the amended plans,) projects a further 3.1 metres beyond this. This is considered acceptable as it will not project beyond 3.5 metres. As advised in Development Management Standard No. 2 anything up to this depth is not considered to have any adverse impact in terms of loss of light or overbearing impact.

To the eastern boundary is the existing garage which will be enlarged to the rear along the boundary. Due to the angle of the boundary and distance from the adjacent dwelling house this extension at single storey level is not considered to have any adverse impact. There will be not loss of light or overbearing impact as a result.

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 west elevation of the extension.
5. Ancillary only

Is recommendation contrary to letter(s) of representation? N

1. Proactive with revisions

Case Officer:	Hannah Barker	Date: 25th October 2021
Authorised by:	Peter Barnett	Date: 25 October 2021