Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1022/15

Site: **71 Franklin Road Shoreham-By-Sea West Sussex**

Proposal: **Single-storey rear extension to south elevation**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension with a false pitched perimeter roof.

The application property is a semi-detached bungalow in an outer residential suburb of Shoreham.

Relevant Planning History
None

Consultations
Southern Water: *Request informative is attached to the consent.*

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of housing stock is acceptable in principle.

Visual amenity

The extension is of a domestic scale. The extension roof pitch is the same as the original main roof. Exterior materials/finishes would match.

The proposal is largely concealed from public view.

No visual harm would arise from it.

Residential amenity – effect on existing dwellings

It is the neighbour of the physically adjoining bungalow who is principally impacted upon by the development (which is physically removed from the remainder).

Adjoining neighbour to west (No. 73)

This neighbouring building has itself been extended by way of an integral single storey rear extension and a conservatory. The proposed rear extension would protrude just over 2 metres in length beyond this.

Such circumstance would avoid adverse overbearing and overshadowing impacts from arising (the principal light and outlook from the conservatory is due south as opposed to east).

Overlooking and loss of privacy would be oblique as the screening to the shared boundary negates direct views.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match
4. Flat roof not used as balcony

Informatives

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

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 03-09-2015

Authorised and signed by: Peter Barnett Date: 4 September 2015