Exp 19/6

Application No.: ADC/0531/07 **Recommendation – Permit Application**

Site: **7 Franklin Road, Shoreham-by-Sea, West Sussex**

Proposal: **Single Storey Rear Extension to Kitchen**

The Application

The application site contains the western half of a semi detached bungalow pair with brick walls, a clay tile hip ended roof and a gable ended front protrusion located on the southern side of Franklin Road, Shoreham-by-Sea.

A rear bedroom was erected on-site under Permitted Development Rights in 1975. A front porch was subsequently erected after gaining Planning Approval in January 1977.

The applicant now proposes expansion of the rear extension effectively across the entire width of the dwelling to allow for expansion of the existing kitchen. The design has been truncated slightly so as to retain access from the driveway into the rear garage. The increased area of the expansion is relatively minor measuring approximately $3m^2$.

Franklin Road is characterised by predominantly bungalow and chalet bungalow development, the vast majority of which have rear extensions similar to that proposed in this application.

Consultations and Representations

Third Parties: No representations received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

The design of the extension is almost identical to similar extensions that have occurred at No.13, 14, 22 & 24, and is thus not considered to be out of keeping with the character of development in the area. Furthermore the proposed use of matching building materials will ensure that the extension remains in keeping with the character of the existing building.

Residential Amenity – Privacy

Whilst the side window of the extension will have views into the rear garden of adjacent No.9 Franklin Road, it will be no worse than the current situation. Given

this situation and that the neighbour has not objected to the proposal, the use of opaque glazing is not considered necessary in this instance.

Residential Amenity – Daylighting

Given the single storey nature of the development and that a communal driveway is located between the extension and the adjoining dwelling the proposal is unlikely to have a detrimental impact on No.9 with respect to overshadowing or loss of daylight into their building or rear garden.

Access & Parking

Whilst it will be tight, vehicular access from the driveway to the garage will be maintained. The availability of an additional car bay in the form of a hardstand at the front of the dwelling further ensures that sufficient car parking is available to the dwelling and will not be impeded by this proposal.

Recommendation

APPROVE for the reason that:-

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The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties ~~and without detraction from highway safety~~. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

1. C1Ci (standard time limit)
2. C12Ei (match external materials)

Case Officer: ...D. Reynolds..... Date: ...19/9/07...

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