Expiry Date - 23/06/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/0583/23 Recommendation – APPROVE**

**Site: 46 Franklin Road Shoreham-by-sea West Sussex BN43 6YD**

**Proposal: Removal of existing conservatory and erection of single storey rear extension**

**Date of site visit:** 30/05/2023

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The application property is situated on the north side of Franklin Road within a residential area of Southwick. The property is a semi-detached bungalow comprising predominately wet dash render elevations with a brick skirt, along with a clipped gable roof and white UPVC framed openings. The property is set back from the public realm behind a shallow wall and block paving. The property shares a concrete driveway to the east of the plot with No. 44 which extends from the public realm to the rear garden spaces of the respective properties. The application property exhibits a converted garage to the northerly corner of the plot abutting the boundary with No.44, located behind an access gate. No.44's garage differs by way of its position fronting the shared driveway and set in-front of the application property's garage at the common boundary in a more central position in the context of the rear garden space. No.44's garage attaches the application property's access gate which angles north-easterly from the rear elevation. The rear garden space of the application property is of a relatively small size and consists predominantly of a grass area. A conservatory projects from the westerly side of the rear elevation and alongside the attached property No. 48. No. 48 exhibits a rear extension projecting a moderate distance beyond the conservatory into its respective garden.

The prevailing character along Franklin Road consists of predominantly semi-detached bungalows along with some two-storey households such as adjacent and opposite the application property. Surrounding dwellings are similar in terms of their alignment, footprint, plot size, and spacing, but their design and form vary.

**Proposal:**

Permission is sought for the demolition of the conservatory and the construction of a single-storey rear extension. Elevations would match the

original dwelling, there would be a built up felt flat roof, along with white UPVC doors and window to rear. 3No. roof lights are proposed.

The proposed extension would project 4m from the westerly side of the existing rear wall of the dwelling and 3.15m from the easterly side. It would have a width of approximately 5.9m (spanning virtually the entire width of the dwelling), set in approximately 0.15m from the boundary with No. 48. It would have a flat roof height of approximately 2.75m (3m to roof light level). By contrast, the existing conservatory which is located to the westerly side of the rear elevation projects approximately 1.25m less deep to what is being proposed, has a width of approximately 3.2m, and height at maximum of 2.4m, sloping to 2.1m.

**Representations:** None received.

**Consultations:** None.

**Relevant Planning History:** None relevant.

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

**Planning Assessment**

***Principle***

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

***Visual Amenity***

The positioning of the extension to the rear of the dwelling means that there would be limited views of it from the street scene; this would only be possible when viewed via the narrow gap between the application property and No. 44. The extension would be utilitarian by way of its flat roof with a height that exceeds the eaves height of the original dwelling. However, owing to the extension’s position set to the rear of the dwelling and a good distance from the public realm, along with the marginal views of it, it is considered that there would be no detrimental impact to the visual amenities of the area. There are multiple other examples of flat roof single-storey rear extensions along Franklin Road, most notably at the attached property No. 48. The proposed

extension would not dominate views and would not result in adverse harm to the street scene or prevailing character of the area.

***Residential Amenity***

To the westerly side, the proposed extension would remain set back from No. 48's rear extension by approximately 0.55m. The roof height would be approximately 0.3m taller but this would not result in any material impact. It is therefore considered that the extension would not result in unacceptable harm to this neighbour.

The proposed extension by way of its alignment with the side (east) elevation and massing would pose an alteration to the views from No. 44's side and rear (westerly) windows. However, these windows are non-habitable rooms and, coupled with the depth of the extension when viewed from this direction which would be at a modest 3.15m and within the parameters set out in the Councils DM Standard for this nature of extension, it is considered that it would not result in a materially overbearing or overshadowing effect on this neighbour.

Openings are proposed to the rear (north) only, which face into the applicants own garden. Thus, no unneighbourly overlooking would occur.

It is considered that the proposed extension is acceptable in this context and would have no materially unacceptable impact on residential amenity.

***Other***

Whilst it is acknowledged that the existing rear boundary gate/ fence of the application property would have to be reconfigured to accommodate the proposed extension at the side (east) elevation, it does not appear that the neighbour's rightful access to their property would be compromised. Notwithstanding, the applicant should be reminded to serve the necessary notice to No. 44 in respect of the shared driveway.

**Recommendation:**

**APPROVE** subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings Side Elevations

**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.

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

Case Officer: Jason Albon Date: 20.06.2023

Authorised by: Peter Barnett Date: 21 June 2023