Development Control – Delegated Officer Report

Application Number: AWDM/0993/20 Recommendation APPROVE

Site: 7 Franklin Road, Shoreham-by-Sea, BN43 6YE

Proposal: Proposed front and rear dormers together with a rooflight to the front roofslope

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow situated on the south side of Franklin Road. The bungalow has a single storey gabled front projection, and two rear extension across the full width of the bungalow. There is also a rear garage positioned on the side boundary with no. 9 and abuts the neighbouring properties garage.

There is a small front garden laid to hardstanding and a shared drive with no. leading to the rear garage.

The street scene of Franklin Road comprises predominantly semi-detached dwellings in bungalow and two storey form, some of which have undergone hip to gable roof extension. Further there are many with front and/or rear dormers and some have rooflights or solar panels.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to provide 1no. rear dormers and 1no. front dormer together with a new rooflight to the front roofslope.

The front dormer will measure some 1.6m deep x 1.42m high x 2.87m wide; the rooflight will measure approx. 800mm wide x 100mm long x 140mm above the roof height; and the rear dormer will measure some 2.75m deep x 2.2m high x 7.83m wide.

Relevant Planning History:

AWDM/0994/20 Application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable roof extension and front and rear roof lights. **Current**

Representations:

None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide front and rear roof dormers.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

There are other properties within Franklin Road who have undertaken a hip to gable roof extension, along with front and/or rear dormers. The proposal therefore will not be out of visual character with the street scene.

The application proposes 1no. large rear dormer measuring some 2.75m deep x 2.2m high x 7.83m wide, and 1no. small front dormer measuring some 1.6m deep x 1.42m high x 2.87m wide, there is also 1no. rooflight proposed for the front roofslope.

The large rear dormer does not offer any visual symmetry with regard to the windows in relation to the ground floor windows, but as it relates to the rear, the symmetry is not too important as it is not the dominant elevation.

On the other hand, the front dormer will offer visual symmetry as the window will be positioned over the new existing ground floor window which balances the elevation. The front dormer is also of modest proportions and thereby will not dominate the roofslope. The rooflight is positioned far enough away from the dormer so as not to cramp the detail on the roof.

Residential Amenity

The properties that could be affected by the proposal are the neighbouring properties no.'s 5 and 9 Franklin Road; the bungalow on the opposite side of the road no.8 Franklin Road; and finally the contiguous property to the rear no. 63 King George Road.

All the neighbouring properties within Meadowview Road will be able to see the roof dormers and the new gable, but it is deliberated that none of the properties will have their existing residential amenities negatively affected.

The contiguous property to the rear is positioned more than 20m distant, thereby this property also will not have their existing residential amenities affected

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 26.08.2020

Authorised by: Gary Peck Date: 26 August 2020