Development Control – Delegated Officer Report

Application Number: AWDM/0291/20 Recommendation – APPROVE

Site: 12 Franklin Road, Shoreham-by-Sea,

Proposal: Proposed hip to gable enlargement to west roofslope, rear dormer and 2no. rooflights to north roofslope, and front dormer and 1no. rooflight to south roofslope.

Date of site visit:

No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using Adur & Worthing Earthlight information and Google 3D.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a hipped roof semi-detached bungalow, situated on the north side of Franklin Road, Shoreham. The first half of Franklin Road (east) comprise semi-detached bungalows with the next section of the road (west) comprises two storey dwellings. Neighbouring bungalows no.'s 6 & 8 have already undertaken loft conversion with a hip to gable roof extension together with a front and rear dormer.

Proposal

The proposal seeks permission to convert the loft space to living accommodation by way of providing a hip to gable roof extension together with a front and a rear dormer. The front dormer will be a pitched roof dormer of moderate size and the rear dormer will be a larger flat roof dormer.

The proposal will also include rooflights to the front and rear roofslopes

The accommodation created will provide 3no. bedrooms and a bathroom.

***Planning History**:*

SU/217/03/TP Rooms in roof (with side gable & front & rear dormers) Approved 04.12.03 (No. 8 Franklin Road)

Consultations: None

Representations: None received.

Relevant Planning Policies

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

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenities of the neighbouring properties and the character and appearance of the area in general.

Visual Amenity

The neighbouring bungalows at no.'s 6 & 8 have already undertaken roof conversions and roof extensions which include a hip to gable and front and rear dormers and they appear perfectly acceptable within the street scene, thereby to undertake a very similar roof extension will be reasonable.

The plans have been amended to bring the front dormer down a little in order to be clear that its ridge height is lower than the ridge of the existing bungalow. The proposal will thereby marry well with its neighbours and thereby the locality.

Residential Amenity

The residential properties that could be affected by the proposal are the immediate ones either side, namely no.'s 10 & 14 Franklin Road together with the property to the rear no.'s 4 & 5 Kingston Way. These two properties are some 25m distant from the application site, and thereby will not be materially affected by the proposal.

Both no.'s 10 and 14 are not considered to have their residential amenities materially affected by the roof extensions.

Recommendation : Approve subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials to match existing

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

1. Approved with amendment

Case Officer: Eve Hearsey Date: 21.04.2020

Authorised by: Peter Barnett Date: 21 April 2020