Expires 17/1/07

Development Control – Delegated Officer Report

Application Number: ADC/0449/06 **Recommendation - Application Permitted**

Site: **50 Franklin Road Shoreham-by-Sea West Sussex BN43 6YD**

Proposal: **Rooms in roof (with front and rear dormers) and single-storey rear extension**

The Application

The property consists of a semi-detached dwelling adjoining no. 52 Franklin Road to the west. The property has pebbledash render and brick elevations and a tiled part hip gable end roof. The property has off street parking on a paved area to the front and an access lane runs along the eastern side of the property to the rear.

The application proposes a front and rear dormer both measuring 3.9m in width, 1.1m in height and 2.2m in depth. Both dormers are to be located in the centre of the roof and clad in tiles to match the existing roof. The application also proposes a single storey rear extension, protruding approximately 2.1m from the rear elevation with a slightly pitched roof.

Consultations and Representations

Third Parties
One third party letter was received from the attached property at 52 Franklin Road. The letter notes that they have no objection to the proposed alterations but are concerned that the construction works may damage the garden area on their property.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The proposed front and rear dormers appear consistent with the scale and design of the dwelling. Both dormers are set down from the roof pitch and will retain a sufficient amount of the original roof space. The windows located on the dormers will match the ground floor windows and the dormers will be clad in material to match the existing dwelling. It is noted that the adjacent property at no 48 Franklin Road, contains a much larger front dormer.

The proposed single storey extension is also considered to be consistent with Council's Development Control Standard No. 3 – 'Extensions and Alterations to Dwellings'. The extension protrudes 2.1m from the existing rear elevation and has a slightly pitched roof. The proposed extension will replace an existing lean to and neaten the appearance of the rear elevation. The extension will not have a significant impact on adjoining residential amenity to either the attached dwelling at no. 52 Franklin Road or the adjacent dwelling at no. 48 Franklin Road.

The comments received from the attached neighbour at no. 52 Franklin Road, relate specifically to how the works will be carried out and are not relevant to this planning assessment. The applicant, however, has been contacted and advised of the neighbours concerns and has noted that they will discuss the proposed works with the neighbour.

On the whole, the proposed front and rear roof dormers and single storey extension are considered to be in keeping with the design and scale of the dwelling and the general character of the nearby area.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12Ei
3. ~~C12Eii~~
3. C18Eii...shall be formed in the eastern or western side walls of the ground floor rear extension....

Case Officer [redacted].....

Date: 2/1/07.....

[redacted]

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