Development Management – Delegated Officer Report

Application Number: AWDM/0479/23 Recommendation: APPROVE

Site: 34 Franklin Road, Shoreham, West Sussex

Proposal: Proposed hip to gable roof extension and construction of rear (north) facing dormer with new side (east) facing window and roof light to the front (south) elevation.

Date of Site Visit: 4th May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is two storey semi detached dwelling within a street of similar properties varying in design and semi detached bungalows on the opposite side of the road. The building has a hipped roof and consent is sought for a hip to gable extension, rear flat roof dormer and front roof light.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The hip to gable roof extension will be a visible change in the street scene, however there are other gable roofs within the street and other similar extensions have been carried out. This change would not warrant a refusal in this case. The roof light to the

front is also visible, again there are other rooflights visible and this would not be a harmful addition. The rear flat roof dormer is smaller than the dormers at the adjacent properties. The neighbouring extension is a hip to gable with dormer integrated into the gable. The proposal here separates the dormer from the gable and is therefore less bulky and subservient. The dormer can therefore be supported in terms of visual amenity. Materials to be used will match existing.

Residential amenity

The hip to gable will not impact upon light,outlook or privacy to the adjacent occupiers. There is a side window proposed however this looks onto the blank side gable at the adjacent property, there will be no overlooking in this case. The rear dormer overlooks gardens adjacent and to the rear, first floor windows currently overlook and the proposed impact here would be the same if a dormer was to be built under permitted development. There would be no justification to refuse on the grounds of overlooking in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side window

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 9th May 2023

Authorised by: Peter Barnett Date: 10 May 2023