Expiry Date :03/06/22

Development Management – Delegated Officer Report

Application Number: AWDM/0622/22 Recommendation – APPROVE

Site: 11 Franklin Road, Shoreham-by-sea, West Sussex

Proposal: Proposed Rear Extension

Date of site visit: 28/04/22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** single storey semi-detached dwelling set in a modest plot
- **Character:** residential
- **Site Levels:** Flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- single storey extension to the rear squaring off the back of the house
- 900mm by 1470mm infill to allow from internal alterations to open up the space as a kitchen/breakfast room

Relevant Planning History:

AWDM/0539/17 - Application for a Lawful Development Certificate for proposed hip to gable roof extension and rear dormer to south elevation with rear juliet balcony and front rooflight - approved 22.05.2017

Consultations:

None required

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

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the property.

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

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: Stuart Corbey Date: 31/05/2022

Authorised by: Peter Barnett Date: 31 May 2022

Expiry Date :03/06/22