Expiry 7/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0221/07 Recommendation - Permit

Site: **40 Franklin Road Shoreham-by-Sea West Sussex BN43 6YD**

Proposal: **Rooms in roof (with half-hipped side gable and rear dormer)**

The Application

The application property is the western half of a semi-detached house on the north side of Franklin Road. The proposal is for rooms in the roof with a side gable and rear dormer.

The property itself is a hipped roof 1930's era house with bow windows at ground and first floor. The ten houses which make up No's 26 – 44 Franklin Road are all of similar design, nine of which have not had their roof extended.

The semi-detached property at No.26 has been extended in a similar way as the proposals with a half-hipped gable under planning approval SU/157/91/TP.

A similar application on the property was refused (after amendment) on the grounds that :
The proposals would be out of keeping in scale and design with the existing dwellings and would be detrimental to the visual amenities and residential environment of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

Consultations and Representations

Third Parties
There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main considerations of the application are the effects that the development will have on the visual amenity of the locality, particularly the group of ten houses (No's 26-44) all of which are similar in design and age.

The proposed roof extension is now of a similar size to that at No.26 (half-hip rather than part-hip) and is considered to be acceptable in terms of the effect that it would have on the visual amenity of the area and on the host dwelling.

The proposed window in the extended side gable would serve the stairs and would not have a harmful impact on the privacy of the adjacent property (No.42).

The proposed dormer would effectively create a third storey window which would have views northward at the rear gardens of bungalows in Kingston Way, and although there would be an amount of loss of privacy it is considered that the 30m distance between them would be sufficient to prevent this from being of unacceptable levels. The dormer itself is not of a size that would over dominate the roof plane of the existing house and is considered acceptable.

Recommendation

APPROVE for reason that :- 1PPi.

1. C1Ci.
2. C12Eii.

Case Officer: [illegible]
Date: 30.05.07

CJ 31.5.07