Development Management - Delegated Officer Report

Application Number: AWDM/0242/18 Recommendation – Approve

Site: 47 Rosslyn Road, Shoreham-By-Sea

Proposal: Two storey rear extension to north elevation and new first floor window to side

Date of site visit: 17 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a small detached house on the north side of Rosslyn Road. It does not project as far to the rear as its neighbours on either side, a dwelling to the west and a two storey block of flats to the east.

Permission is sought to construct a 4m deep two storey rear extension, extending the gable end to the same height and width as existing. Also proposed is a new first floor bedroom window on the east side.

Relevant site history

None

Consultations

None

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension is relatively large at 4m deep over two storeys. However, the existing dwelling is small and the increased depth does not extend the property beyond the rear of the neighbouring buildings. It will be in keeping with the form and character of the existing building and is considered to be acceptable.

Residential amenity

To the west, No. 45 is a bungalow with a greater depth into the plot at the rear. It has a ground floor window close to the boundary which faces across the rear of No.47 and which will be partially obscured by the proposed extension. However, the affected room is also served by a window at the rear and, on balance, the impact on light and outlook is acceptable.

To the east, Rosslyn Lodge is a two storey block of flats. The proposed extension will not cause any loss of light or outlook but the proposed new first floor window will face towards an existing high level window at the side of Rosslyn Lodge. The proposed window serves a bedroom and is required to be full size for escape purposes. The affected window is high level and is a secondary opening to a living room. On balance, the impact on privacy is not considered to be so serious as to warrant refusal.

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: Peter Barnett Date: 3 May 2018

Authorised by: Gary Peck Date: 3 May 2018