Expires 28/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0067/08 **Recommendation – Permit Application**

Site: **13 Rosslyn Road Shoreham-by-Sea West Sussex BN43 6WL**

Proposal: **First-floor side extension**

The Application

The application site is a semi-detached house located on the north side of Rosslyn Road, Shoreham. It is bounded to the east by the adjoining neighbour and to the west by further identical semi-detached pairs. The property has a thin ground floor pitch roofed addition in the recess between the main building and the two storey rear projection that is common to all properties of this age.
This proposal seeks permission to extend the rear section of this addition upwards to meet the roof of the rear projection in order to house an ensuite bathroom to the rear bedroom. The extension will be 2.5 metres in length and 0.7 metres in width with a low window in the rear elevation.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

As the extension is sited at the rear of the property there will be no impact on the streetscene. It will continue the rear and west flanks upwards whilst the roof will pitch down from the main building in a tidy arrangement.

Residential Amenity

The neighbouring property at No.11 is a mirror of the applicant's property with the rear projection featuring a single small first floor window on the flank wall. This property does not have the ground floor addition however there are several windows that face the boundary fence. Despite the proposed extension being at first floor level directly opposite these windows to a distance of approximately 2.5 metres it is not considered that it would result in a significant loss of light or outlook as their view is already towards a two storey plain flank wall set just 0.7 metres further away.
The extension will recess two first floor windows of the applicant's property and block the majority of their outlook. Satisfactory daylight will however continue to reach these windows from above the roofline of the extension.
It is thus not considered that this proposal will significantly impact on the amenity of the neighbouring dwelling and consequently accords with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eiv '...west side wall...'

Case Officer:.....

Date: 28/2/08

PB 29/2/08