Development Control – Delegated Officer Report

Application Number: AWDM/1432/13 Recommendation – Approve

Site: 18 Rosslyn Road Shoreham-By-Sea West Sussex BN43 6WP

Proposal: Single storey rear extension and attached open-sided canopy.

Date of site visit: 12 December 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the western half of a pair of semi-detached houses located on the south side of the road within a residential street of houses of similar scale and era. The dwelling has an awning attached to the rear elevation opening onto a garden that slopes slightly to the south. The side boundaries are principally defined by walls of 1m to 1.7 in height and vegetation. The dwelling to the west at 16 has a single-storey rear extension.

Permission was initially sought for the erection of a single-storey full-width rear extension 3.8 deep with an attached open canopy a further 2.5m deep. Replacement drawings were subsequently submitted that reduced the extension to a 3.5m deep addition with a hipped roof surround and that deleted the canopy element. The rear extension would still comprise painted render and artificial slate roofing with bi-fold rear facing doors and a high level west facing window. It would have a pitched roof 3.7m high with two rear facing velux.

Relevant site history

ADC/0279/09 Rear dormer (on rear roofslope and side of projecting rear wing) Withdrawn
ADC/0282/09 Certificate of lawfulness for proposed rear dormer (on rear roofslope and side and rear projection) and front rooflights. Permitted.

Representations

None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 would be of a design sympathetic to the existing rendered elevations of the house and its roofing and elevational finish would match the current house lean-to. By virtue of being located to the rear of the dwelling, the extension would be screened from the road by the existing built form of the dwellings within the street, and owing to the size of the garden it is not considered that the extension would overwhelm or feel particularly out of scale. The addition is otherwise considered to be of sufficiently harmonised design as to maintain the general character of the host dwelling.

Residential amenity

The proposed addition would be of a scale, position and form that would avoid any serious risk of appearing overbearing upon the neighbouring properties. The addition would conform to the 3.5m maximum depth recommended for such extensions as set out in adopted Supplementary Planning Guidance on alterations to residential property.

The nearest rear-facing windows of no. 20 to the east are 2m away from the boundary and whilst some light may be lost, the addition's sloping roof would be only 3m high at a point at 45° from the nearest part of the window in question. The rear window of the house to the west is closer to the boundary but there is an 850mm (approx) gap between the west facing wall of the addition and the boundary. This neighbouring house has substantial fenestration in its extension that would afford ample light. The absence of any eye-level windows would protect neighbour privacy. The velux windows would not lead to loss of neighbour privacy.

Recommendation

APPROVE for the reason:-

The proposed rear extension would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring occupiers. It would not consequently conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials to match existing dwelling etc.

3. No additional windows or other openings in west or east side walls of the extension etc
4. Permission relates to approved plans: 457/02 received 2 December 2013 and 457/01 Rev B received 21/01/14

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: L Simmons Date: 22 January 2014

Authorised by: Jo Morin Date: 23 January 2014