Development Management - Delegated Officer Report

Application Number: AWDM/0320/19 Recommendation – APPROVE

Site: 5 Rosslyn Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of site visit: 26.03.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached character property on the northern side of Rosslyn Road. There are similar properties either side and opposite the site, many of which have been altered and extended. The dwelling as existing has a single storey lean to addition to the side and rear two storey projection.

Consent is sought for a single storey extension the full width of the rear of the property. It will have a hipped roof following the line of the existing side lean to extension. The extension is 2.8 metres in depth and forms part of the changes to the internal ground floor where more open plan space is to be created with a bathroom/utility. The extension will match the existing single storey roof with matching materials proposed; render is also proposed to match existing. Powder coated metal cladding is proposed to the rear elevation in dark grey.

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 (February 2019)

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 to the rear of the building, it is therefore not visible within the street scene. In relation to the main dwelling it is of modest scale being single storey and of limited depth. The use of materials, tile and render to match existing with the roof design linking in with existing give rise to an extension that is sympathetic and in keeping with the main building. The use of dark grey metal cladding to the rear elevation will introduce a contemporary design feature to compliment the existing building.

Residential amenity

The main properties to be affected in this case are those either side of the site. No 6 is attached to the east, this neighbouring property has an existing single storey rear addition which extends beyond that proposed here. The extension will be built against the blank side elevation of this extension which forms the boundary. There will therefore be no adverse impact upon the residential amenities of the occupiers of the attached dwelling.

To the west is no. 4, this property has a two storey rear projection and side, single storey addition similar to that at the application site. In addition there is a single storey extension to the rear with kitchen window facing toward the application site. There is a brick wall along the mutual boundary with trellis above and planting, this does offer some screening. However it is considered that as there is an existing kitchen window facing toward the boundary at no. 4, and a new window is proposed serving the kitchen facing west, then a condition should be attached to ensure that this window is fitted with obscured glazing and permanently non-openable unless above 1.7 metres. This is to avoid any overlooking and loss of privacy to the adjacent occupiers as this relationship does not currently exist. A condition is also attached to ensure that no further windows or openings are installed on the east of west side of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing render and tiles with dark grey metal cladding.
4. No additional windows on the east and west elevation of the extension the windows on the western boundary shall be obscurely glazed and non openable except 1.7 metres above finished floor level.

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: Hannah Barker Date: 2nd April 2019

Authorised by: Peter Barnett Date: 2 April 2019