Development Management - Delegated Officer Report

Application Number: AWDM/1470/18 Recommendation – Approve

Site: 26 Rosslyn Road, Shoreham-By-Sea

Proposal: Proposed single storey rear extension.

Date of site visit: 9 October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow with rooms in the roof on the south side of Rosslyn Road. It has a mono pitched roof extension at the rear, 2m deep. It is proposed to demolish the existing extension and to construct a new flat roofed extension measuring 5m deep. A flue is shown rising 1m above the roof of the extension and there is a raised rooflight.

A separate application for a Lawful Development Certificate for side dormers has also been submitted and is not yet determined (AWDM/1463/18).

No.28 to the east has its own application for "Remodelling of existing dwelling by raising the roof ridge with dormers to East and West side roofslopes, single storey side extension to West elevation, two storey and single storey extension to rear (South elevation) with Juliet balcony to first floor South elevation and sedum roof on single storey part; roof lights to new dormer on West elevation" (AWDM/1144/18) which has been approved.

Relevant Planning 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 (July 2018)

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 will not be visible from the street and will not harm the character or appearance of the property or its surroundings. The proposed flue has been resited and reduced in height from the original submission and is acceptable.

Residential amenity

The extension will not cause a loss of amenity for neighbouring occupiers. To the west, No. 24 has a conservatory extension close to the boundary with No.26 and the proposal will project approximately 1m further to the rear. There is a hedge screen on the boundary and no loss of light or outlook is anticipated.

To the east, No.28 has a more substantial extension proposed, including a part 2 storey/part single storey rear extension. The single storey part will project further then the proposed extension at No.26 and will not be affected by the proposal. Even without that extension going ahead, the existing dwelling is also not considered to be adversely affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Peter Barnett Date: 5 November 2018
Authorised by: Gary Peck Date: 5 November 2018