Expiry Date – 14/2

Development Control – Delegated Officer Report

Application Number: AWDM/2296/21 Recommendation – Grant

Site: 15 Rosslyn Avenue, Shoreham

Proposal: **Two-storey side extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/1

Site and Surroundings

This application relates to a semi detached house on the west side of Rosslyn Avenue and corner of Rosslyn Road. This Edwardian house has a gabled roof and canopied ground floor front bay and entrance and a small single storey side extension. It is rendered and painted.

The site has a large side garden to Rosslyn Road as has the opposite corner. Houses opposite and to the north are later, possibly ex Local Authority. To the rear and at right angles is Elreg House, a residential care home.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a two storey side extension in place of the existing side addition. The extension is 2.4 metres wide, 630mm wider than the existing extension. It is set back from the front elevation by 300mm with a lower gable roof line. It will extend the kitchen and create a ground floor shower room whilst extending a bedroom and bathroom at first floor.

Relevant Planning History

SU/105/95 - Single-Storey Bathroom Extension At Side. Granted.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The extension is well removed from any neighbour and will not cause harm

Character

The extension proposed will leave over 5 metres to the side boundary. It will project approximately 1.2 metres in front of the Rosslyn Road established building line but at a distance of more than 5 metres to the care home's single storey side extension.

The extent of intrusion is not considered excessive given the gap left to the boundary. It has a subsidiary form and will not harm the character of the area.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 27.1.22

Authorised and signed by: Peter Barnett Date: 27 January 2022