Expiry Date - 08/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0351/12 **Recommendation – APPROVE**

Site: **59 Rosslyn Road Shoreham-By-Sea West Sussex BN43 6WL**

Proposal: **Single-storey extension to front of garage (and conversion of existing garage to living accommodation)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Shoreham-by-Sea in Rosslyn Road a residential street with properties varying in design, scale and appearance. The town centre is in close proximity to the south. The site is on the eastern end of Rosslyn Road with Rosslyn Avenue adjacent.

The dwelling is two storey and semi detached. A rear dormer was constructed in 1996 and a two storey annex with attached double garage was built in 2002. There is also a rear conservatory.

Permission is sought to convert the existing garage into living accommodation with a single storey extension to the front of the garage to increase the floor space. The extension is 2 metres deep and 5.7 metres wide including roof over hang. A bedroom with ensuite bathroom will be accommodated within the new space. The existing annex will be included within the main floor space of the house with the internal staircase removed. There are other minor internal and external works proposed including the insertion of a new front door to the front of the dwelling adjacent to the existing main entrance door and porch which will remain.

The extension and alterations are required by the applicants to enable them to care for their disabled daughter at home safely. The applicant's supporting statement submitted with the application states that "our current house should be an excellent long term solution once the building works are completed."

Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

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

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Planning Assessment

Principle

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.
National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Development Control Standard no. 3 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

Visual amenity

The front extension will be visible within the street scene and is set forward from the front elevation of the existing dwelling house. This is considered to be acceptable in this case due to the overall scale of the existing house. The house has been extended considerably and due to the large width of the plot the proposed extension does not represent overdevelopment of the site or over dominant the existing building. The building is also set back from the highway and therefore the extension will appear subservient to the main dwelling and in keeping in design and scale. The proposed extension is minor in relation to the existing annex extension and will have no adverse impact on the character of the existing building or street scene.

Residential amenity

The extension is to the front of the property on the eastern side of the front elevation there are no adjacent properties to be affected. There will be no loss of light, privacy or overbearing impact as a result of the proposed extension.

Recommendation

APPROVE for the reason:-

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

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to comply with saved AH7 of the Adur District Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Location and Block Plan - Drawing No. BX - 10 - received 13th March 2012
Proposed Ground Floor Plan - Drawing No. BX – 02a - received 19th March 2012
Proposed First Floor Plan - Drawing No. BX - 03 - received 13th March 2012
Proposed Elevations - Drawing No. BX - 04 - received 13th March 2012

Reason: For avoidance of doubt and in the interests of proper planning

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 10th April 2012

Authorised and signed by: PB Date: 11/4/12