Development Management - Delegated Officer Report

Application Number: AWDM/0513/18 Recommendation – APPROVE

Site: 10 Rosslyn Road, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing conservatory and construction of new single storey extension.

Date of site visit: 21st May 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling on the southern side of Rosslyn Road. There is an existing conservatory to the rear of the dwelling and as existing there is a two storey rear projection and wider ground floor lean to addition to the side of the property which is commonplace with semi detached dwellings of this style and age.

Consent is sought to remove the existing extension and build a brick and tile rear extension with hipped roof, rooflights and south facing bi folding doors. The extension is to be the same depth as the conservatory and slightly wider so the proposed extension will follow the side line of the side single storey section of the building. Some alterations are also taking place to the side section to make way for internal layout changes. A side door and utility window are proposed with w.c. window. The side roof will continue along tying in with the main roof of the rear extension.

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 (March 2012)

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 extensions and alterations are to the rear of the property and the works are not visible within the street scene. The extension is replacing an existing structure and will be finished in brick and tile to match existing. It is considered to be subservient to the main dwelling and in keeping in design, scale and form with existing.

Residential amenity

The main properties to be affected are those either side. The attached dwelling, no. 12 to the east has an existing conservatory adjacent to the boundary. It is not considered that the impact will be such to warrant a refusal here based on the existing structure to be replaced which in form and depth are the same. The proposal will be of solid construction, however this can offer increased privacy and separation between dwellings. High level obscurely glazed non-opening windows are shown on the east side elevation, a condition is attached to ensure this is the case. The existing conservatory is glazed to the side therefore this proposal offers more privacy.

To the west is no. 8, this property has a flat roof rear extension of solid construction with flat roof. There is a brick wall along the boundary between the application site and the neighbour. The extension is set in from the boundary, it will be slightly wider than the existing conservatory as it is to follow the side line of the existing single storey addition. It is not however considered that this will have a significant impact and result in any loss of light or overbearing impact to the rear of no. 8 adjacent, due to the distance between the dwellings. The main change is that the glazed conservatory is to become solid in construction which could offer the benefit of giving more privacy to the adjacent occupier.

The changes to the openings along the side of the existing single storey section will be adjacent to the blank wall of the adjacent extension at no. 8 there will be no adverse impact here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the east or west elevation of the extension hereby approved. The east side windows shall be obscurely glazed and non openable.

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: 21st May 2018

Authorised by: Peter Barnett Date: 22 May 2018