Development Management – Delegated Officer Report

Application Number: AWDM/0473/24 Recommendation: APPROVE

Site: 40 Rosslyn Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 13th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within rooms in the roof with a rear flat roof dormer. There is a small lean to single storey rear extension. Consent is sought to remove the extension and add a single storey flat roof extension the full width of the property, 3 metres in depth.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear not visible within the street scene, a modest scale in keeping in character and subservient to the main dwelling. The plans show the extension to be built with brick, despite the rendered finish of the building this will be acceptable in this case.

Residential amenity

The attached dwelling has a single storey extension built up to the boundary which extends further than the existing extension and will be deeper also than that proposed. There is an obscurely glazed side window facing onto the application site, an unusual arrangement. The proposed plans show that this window will be replaced with a smaller window. There is no concern with regards to this arrangement and if the neighbours are mutually agreeable to this then there are no planning concerns as the arrangement will be similar to that which currently exists. The extension at an increased depth adjacent to this boundary will have no adverse impact.

To the other side the neighbour has a rear angle storey extension and there is a solid blank brick wall adjacent to the boundary. A solid brick wall is proposed here also so there will be no overlooking in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials brick
4. No additional windows on the east or west elevation of the extension.

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: 15th May 2024

Authorised by: Peter Barnett Date: 15 May 2024