# /Development Control – Delegated Officer Report

**Application Number: AWDM/1919/17 Recommendation – APPROVE**

**Site: 30 Rosslyn Road, Shoreham-by-Sea, BN43 6WP**

**Proposal: First floor rear extension**

**Date of site visit:** 22.12.2017

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal**

The application site relates to a two storey semi-detached residential dwelling on the south side of Rosslyn Road. The street scene comprises a mixture of detached and semi-detached residential properties; and chalet style bungalows.

The application property has a full width, flat roof single storey rear extension with a false pitch roof to the outside edge of the roof.

Other neighbouring properties have single storey rear extensions, no. 32 has a tall pitched roof rear conservatory; no. 28 has a single storey rear extension; and many of the other neighbours also have single storey rear extensions.

The proposal seeks permission for a first floor hipped roof extension over part of the existing rear extension, measuring some 2.7m deep x 2.6m wide x 3.5m to the ridge and 2.4m to the eaves.

No windows are shown on the side elevations, with the only window being in the rear elevation, and the room is shown as being a bedroom with an en-suite w.c.

**Relevant Planning History:** None

**Consultations:** None undertaken

**Representations:** None received

**Relevant Planning Policies**
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

**Planning Assessment**

The key issues are the effect on the residential and visual amenities of the locality.

***Visual Amenity***

The first floor extension will be in keeping with the design of the existing dwelling and by being only part of the width of the existing dwelling and rear extension; it will be in proportion to the modest dimensions of the house. The window cill and window head of the new window will reflect that of the existing rear first floor window and the remaining section of the existing false pitch of the ground floor extension will be retained which will also add to the acceptable design of the proposal.

Further, no windows are indicated in the side elevations, and a condition requiring this situation to remain, unless or until planning permission is gained from the LPA would be appropriate.

***Residential Amenity***

The most affected properties are those adjoining to the sides at no.'s 28 and 32 Rosslyn Road, and it is deliberated that the height of the proposal would be the possible situation that might result in harm onto the neighbours.

The first floor extension will be approx. 1.5m from the property to the west, no. 28, which is a chalet bungalow, with steep side roof slopes facing its neighbours, which has no windows within the roofslope facing the application proposal.

Further, although it has a single storey rear extension, this sits further back than the application site, as the roofslope of that property is longer than no. 30, including its existing and proposed extension. Therefore any shadowing from the morning sun will be across the roof slope.

The proposed first floor extension being to the west of no. 32, has the potential for causing overshadowing and loss of daylight to that property. But at a distance of some 3.5m to the boundary, it is considered that that potential is diminished. At the points in the calendar when the sun is low set, the shadowing may fall onto that property and of course the glazed roof of the conservatory. But it is considered that the shadowing at that time of year would not be great, and because of the setting time of the sun it would be for a very limited time. During the summer months the sun would be high in the sky, meaning that the shadowing would tend to be more onto its own roof.

It is considered that there may be some loss of light to no. 28 from the height of the extension, but because of its distance from the neighbouring property, the loss would be minimal and thereby not demonstrable.

There are also contiguous residential properties to the rear, namely no.'s 41 and 43 Gordon Road, but they are some 40m distant and thereby there will be no harm to those properties.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows to side elevations without approval from the LPA

**Informative**

1. Approved without amendments

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: Eve Hearsey Date: 09.01.2018

Authorised by: Peter Barnett Date: 12 January 2018