Development Management - Delegated Officer Report

Application Number: AWDM/0459/16 Recommendation – Approve

Site: 57 Rosslyn Road, Shoreham-By-Sea

Proposal: Part two-storey and part single-storey rear extension to north elevation.

Date of site visit: 6 April 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the north side of Rosslyn Road. It is proposed to construct a two storey extension at the rear measuring 3.2m deep and 4.5m wide plus a single storey extension running across the full width of the property at the rear and projecting 1m beyond the two storey extension. The roof of the extension will be part gabled to match the style of the existing building.

Relevant site history

None

Consultations

None

Representations

Letter of objection received from the occupier of 55 Rosslyn Road:

- Loss of light to clear window on side of rear extension, which is not shown on the plans

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘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 extension will be at the rear and respects the form of the existing building. The depth of the two storey extension at 3.2m is quite large but it is set off both side boundaries. The property enjoys a large rear garden and it is not considered that the proposal represents an overdevelopment of the site.

Residential amenity

The proposed two storey extension will be 3m from the boundary with 55 Rosslyn Road to the west. That property has a single storey extension at the rear which contains a clear-glazed window in its east side facing the site. While light and outlook from that window will be restricted by the current proposal, the affected room is also served by French doors in the rear elevation. Consequently, it is not considered that the impact will be sufficiently harmful to warrant refusal of the application. The proposed ground floor extension will not project any further than the extension at No.55.

To the east, the attached house No.59 has a large rear conservatory built up to the shared boundary. The two storey extension will be 3m from the boundary to reduce any impact on light and outlook for that property. The ground floor extension will not project as far as the conservatory at No.59 and, while light will be reduced there is not considered to be any serious impact on the neighbour's enjoyment of the conservatory.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. No side windows
4. Permission relates to approved plans

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

1. 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: Peter Barnett Date: 26 April 2016

Authorised by: Gary Peck Date: 27 April 2016