Development Control – Delegated Officer Report

Application Number: AWDM/0577/11 Recommendation – APPROVE

Site: 43 Rosslyn Road, Shoreham-by-Sea BN43 6WL

Proposal: Gabled rear extension with room in roof (with rear Juliet balcony)

The Application

The proposal relates to a 1930s gable-fronted chalet bungalow and is to replace the existing flat-roofed rear extension of the same footprint (3.6m deep by 6m wide) with a gable-roofed extension to the main roof. The ridge line (6.4m high) would be extended rearwards by 3.6m. This would match the extension added to the similar dwelling to the west (No.41) which is only 1m away and has a small rear conservatory. There are 1.8m high close-boarded fences on the side boundaries and a brick-paved front parking area.

The proposal would provide an additional bedroom in the roofspace (with a rear Juliet balcony) above the extended lounge.

Consultations and Representations

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted 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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
Consultation Draft National Planning Policy Framework (DCLG 2011)

Planning Assessment

Policies

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. They should not result in an overdevelopment of the site and an adequate amount of garden should therefore be retained for the use of the occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should be retained.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' and reiterated in an abbreviated form in the draft National Planning Policy Framework. Relevant paragraphs in PPS1 are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take

the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The design of the extension matches that of the existing chalet dwelling and repeats that of the extension to the neighbouring similar dwelling to the west. There are no visual objections. It may be difficult to match the existing outdated imitation roof slates without recovering the entire roof with new tiles or slates.

Residential amenity

The similar chalet property to the west, which has a rear gable wall level with that of the proposal, is only 1m away and has a side-facing rooflight. However, it is not considered that the proposal, with its roof sloping down at the sides to a single-storey eaves line, would cause unacceptable loss of light or other detriment to residential amenity. The proposed west-facing side rooflight is very small.

The bungalow to the east, 2m away, also has rooms in an extended roof which extends rearwards level with that of the current proposal, albeit with a sloping rear elevation (not a gable wall). Its groundfloor side windows are further forward than the proposed extension, as are the rooflights and it would not be adversely affected.

The modern terraced houses at the rear are 30m away, as compared to the minimum standard of 22m, beyond the applicant's 19m long garden which has a number of small trees. The proposed Juliet balcony is acceptable and would not cause unacceptable overlooking.

Recommendation

APPROVE for reason that:-

1PPi The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the residential amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci
2. C12Ei
3. C1E3 Drawing No. JW/11/078 received on 24 August 2011.

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Authorising Officer: Keith Morgan Date: 28 October 2010