Development Management - Delegated Officer Report

Application Number: AWDM/0280/20 Recommendation – APPROVE

Site: 16 Rosslyn Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension and new pitched roof to replace flat roof at side (east)

Date of site visit: 17th March 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached property on the south side of Rosslyn Road, there are similar properties along this side of the street. The dwelling house is three storeys with a two storey rear projection and dormer windows. As existing there is a flat roof side extension to the rear at ground floor, to the rear is a conservatory. Consent is sought to remove the conservatory and side extension and to replace with a wrap around extension to include an infill section adjacent to the conservatory to increase the width of the rear addition. The side extension is to have a lean to pitched roof and the rear extension is a pitched rear gable. The extension will provide an enlarged open plan kitchen living space.

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 (February 2019)

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 is to the rear part of the building and will not be visible within the street scene. The works proposed are in keeping in scale and design with the main dwelling. Materials will match existing in white render. The style of the extension matches in design many other nearby properties.

Residential amenity

The main properties to be affected are those either side of the site. No. 14 is attached and has a rear projection which abuts the boundary; the proposed rear extension will extend beyond this however it does not exceed 3.5 metres in depth. Therefore in terms of Development Management Standards which advise that 3.5 metres is acceptable in residential amenity terms there will be no loss of light or overbearing impact.

To the east is no. 18 this has a similar extension to the rear and side. There are some side windows/door however these currently face onto the side of the existing building therefore the extension will not result in any increased loss of light or overbearing impact. The side extension already exists, albeit with a flat roof. The pitched roof and roof lights at no. 18 are similar to those proposed here. The infill section of the extension will be adjacent to the neighbouring extension where there is a high level window. This window currently faces the boundary and it is obscurely glazed. It is not considered that the extension will be to the detriment of light to this window to a significant degree to warrant a refusal. A condition is attached to ensure that no openings are inserted in either side of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south 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: 17th March 2020

Authorised by: Peter Barnett Date: 18 March 2020