Expiry Date - 19/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0309/10 **Recommendation – Permit Application**

Site: **56A Rosslyn Road Shoreham-by-Sea West Sussex BN43 6WP**

Proposal: **Ground-floor rear and side extension**

The Application

The application site is a semi detached two storey dwelling with off street parking to the front. To the east is a residential care home and to the west and opposite are other residential dwellings.

Permission is sought to add a single storey rear extension which will also extend slightly to the side of the original part of the dwelling. The extension will have a total depth of 3.6 metres and total width of 6.4 metres. A lean to roof is proposed with roof lights with a maximum height of 3.3 metres. The extension is to be built with materials to match and with bi-folding doors to the rear. The extension will provide an enlarged kitchen/diner.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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.

Residential Amenity

The main properties to be affected are those either side of the site. No. 56 Rosslyn Road the attached dwelling to the west and no. 58 Rosslyn Road the Care Home to the east. No. 56 has an existing single storey flat roof extension approximately 2.5 metres in depth. The proposed extension will extend 3.6 metres therefore slightly deeper than the existing extension. It is however considered that the relationship between the properties is acceptable and the proposed extension will not result in any loss of light or overbearing impact to no. 56.

The extension is set in from the boundary by 1.5 metres with no. 58 Rosslyn Road. Adjacent to the boundary are two bedrooms with rear, southerly aspect, there is a side W.C window facing the boundary fence. It is not considered that the proposed extension will have any adverse impact with regards to loss of light and overbearing impact. There is a W.C window proposed on the eastern elevation of the proposed extension and this is conditioned to be fitted with obscure glazing and to be top opening only to avoid any loss of privacy.

Visual Amenity

The extension is to the rear of the dwelling and therefore not visible within the street scene. It is considered that it is in keeping in size and scale with the existing building and materials will be conditioned to match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The window in the eastern elevation of the extension hereby permitted shall be fitted with obscured glazing at all time and shall be fixed shut apart from a top opening fan light only.
   Reason: - In the interests of residential amenity and to accord with policy AH7 of the ADLP.
4. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Proposed Block Plan – received 24th August 2010.
   Drawing no. 5030 – received 24th August 2010.

   Reason: -For avoidance of doubt and In the interests of proper planning.

Case Officer Hannah Barker

Date 23/9/10

PB 23/9