Development Management - Delegated Officer Report

Application Number: AWDM/1190/23 Recommendation – APPROVE

Site: 48 Rosslyn Road, Shoreham-by-Sea, BN43 6WP

Proposal: Single storey flat roof rear extension to replace existing conservatory.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached, hipped roof dwelling positioned on the south side of Rosslyn Road, Shoreham. Like many of its neighbours, it has an existing rear extension, some of the neighbours' extensions are larger than others.

The street scene comprises predominantly two storey dwellings, some being detached, others semi-detached, and some terraced.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Remove the existing rear conservatory
- Construct a full width single storey rear extension with parapet walls either side.

NB: The east side wall of the proposal will encroach onto the neighbouring land at no. 50 Rosslyn Road, and the relevant notice has been served onto that property, and the certificate B has been completed.

Relevant History: None

Representations:

1no. letter of no objection from 50 Rosslyn Road:

- I am the immediate neighbour of this semi-detached property 50 Rosslyn Road and have no objections to the work being carried out.

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle:

The property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The existing rear conservatory extension is some 4m deep, and the proposed extension will also be 4m deep; but the existing conservatory does not come to the full width of the dwelling unlike the proposed extension. However, both the application site and its adjoining neighbour have an outside w.c. which join each other at the mutual boundary. Thereby, because of this join, is an existing built form to the boundary, the proposal will not result in overbearing onto its adjoining neighbour no. 50.

The proposed extension will also encroach onto its neighbour at no.50 by the proposed parapet wall. The neighbour has written a letter of no objection regarding the proposal.

The flat roof of the extension will have 2no. rooflights within it, which will protrude above the flat roof, but will not be readily viewed from either side of the extension.

There is a separation of approx. 1.5m between the side elevation of no. 48 and the side elevation of no. 46, which is in keeping with other properties within the street, and thereby will be an acceptable distance between the side elevation and its neighbour.

No windows are shown to be in either of the side elevations of the extension, and a condition limiting windows within these elevations would be reasonable.

The design of the extension is considered to be acceptable and will be readily assimilated within the overall dwelling, causing no material loss of existing residential or visual amenities to the neighbouring properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans

2. Standard time limit
3. Materials
4. Windows

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 26.10.2023

Authorised by: Jo Morin Date: 26.10.2023