Expiry Date - 13/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0399/10 **Recommendation – Permit Application**

Site: **2 Rosslyn Road Shoreham-by-Sea West Sussex BN43 6WP**

Proposal: **First-floor side extension to form annex**

The Application

The application property is a semi-detached dwelling located on the south side of Rosslyn Road. It has bay windows at ground and first floor and has cream rendered walls. There is a flat roofed single storey extension on the west side with its own entrance door which currently contains a bedroom and bathroom. The application proposes to construct a first floor extension over to form annex accommodation, comprising a living room and kitchen at first floor and a reconfigured shower room and bedroom at ground floor. The extension will retain the front door but will also have an internal link to the main house at ground floor. A new lean-to canopy is proposed across the front elevation at ground floor. A stainless steel flue is proposed for the rear roofslope but it will not protrude more than 1m above the highest part of the main roof and is 'permitted development'.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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)

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Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs 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 and character

The extension will be rendered to match the main house, is set back from the front of the house and the roof is set down from the main ridge. It will form a subsidiary feature which will respect the character and appearance of the original house. The window detailing will not match the deep sash windows in the bays of the main house but the reduced eaves height of the extension does make such a match difficult to achieve. The windows will be set back and it is not considered that they will detract from the overall character of this semi-detached pair of dwellings. The tiled canopy will replace the plastic fascia and improve the appearance of the building.

Residential amenity

The extension will run along the west side of the building and will not result in harm to residential amenity. To the west is a parking court and access to flats at Oakland Court, the nearest of which is some 18m from the extension to the south west. The rear elevation of the extension has high level windows to serve the proposed living room and no overlooking will occur. The side elevation is blank.

Recommendation

APPROVE for reason that:-

1PPi

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Subject to:

1. C1Ci
2. C5E
3. C12Ei
4. This permission relates to the following approved plans date stamped received 18 October 2010:
   10334-Loc (Location and Block Plans), 10334-01 Rev A (Proposed Floor Plans & Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 30 November 2010