Expiry Date – 5/1

Development Control – Delegated Officer Report

Application Number: AWDM/1736/17 Recommendation – Approve

Site: 2 Rosslyn Road, Shoreham

Proposal: Single storey rear extension to south elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/12

Site and Surroundings

This application relates to a semi detached Victorian villa on the south side of Rosslyn Road close to its junction with Buckingham Road. The property is rendered and painted. It has been extended on its west side at two storey level to create a self contained ancillary annexe which has an obscurely glazed door and window at rear ground floor.

The site shares its western boundary with car parks belonging to flats at Normanhurst and Oakland Court. It sits on slightly lower ground than these car parks.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a single storey rear extension off the side wall of the rear outrigger. It is proposed at 4.3 metres in depth and 3.05 metres in width. It is dog legged to avoid blocking the rear bedroom door and 3.2 metres high.

Relevant Planning History

ADC/0399/10 - First-floor side extension to form annex. Granted 30.11.10

Consultations

None received.

Representations

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Assessment

The extension will not have any impact on any neighbouring property beyond the site boundary.

Outlook and light to the annexe will be impacted but not altogether lost. Rear garden access from this bedroom is maintained as the extension is dog legged away from the existing rear door. Light to the bedroom window is also safeguarded as the extension extends in front of only half its width. This door and window are obscurely glazed so outlook is already limited.

The extension is at the rear of the house and does not extend to the side boundary. It will be little glimpsed from the street.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No new windows

Informative

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.

Is recommendation contrary to any representations?

Case Officer signed:	MOK	Date: 29.12.17
Authorised and signed by:	Peter Barnett	Date: 2 January 2018