Development Management – Delegated Officer Report

Application Number: AWDM/0880/25 Recommendation: APPROVE

Site: 30 Rosslyn Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension

Date of Site Visit: 22nd July 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling in Rosslyn Road. The street comprises of many dwellings of different styles and appearance many have been extended and altered. Permission is sought to add a single storey side extension with lean to roof and roof light. At 1.2 metres wide and 5.9 metres in length the extension will create a utility. Following consultation with the adjacent occupiers, amended plans have been received which show the roof lights to be fitted with obscured glass and the boundary fence to remain in situ. The fence is to be removed for construction work to take place and reinstated following completion. The front and rear of the extension is to be rendered and the side elevation is to be facing brick work, with a tiled roof all to match existing.

Representations: - 1 representation received from the owner/occupier of no. 28 Rosslyn Road, in general supportive of the development. Would like clarity on the potential loss of natural light through windows and living space and privacy. We would like the fencing to remain on the boundary line. Gutters and water drainage should not hang on the boundary line.

Amended plans: -agree to obscure glazed roof lights and fencing to be removed for construction and to be reinstated on the boundary.

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 (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

When viewed within the context of the existing dwelling from the street the extension will not be clearly visible. The setback, limited height and width and side gate will screen the development and reduce any impact. There will be no harm to the character and appearance of the existing dwelling or street scene. Materials to be used will match existing as set out above.

Residential amenity

Comments have been received from the adjacent occupier in relation to the impact of the proposed roof lights upon the existing, adjacent first floor windows. There is concern that overlooking would occur. Amended plans have been received showing obscure glass and therefore this issue has been overcome. A condition is attached below.

There are ground floor windows adjacent to the extension, these are however obscurely glazed as existing and have little light due to the narrow passageway between the properties. Loss of light to these windows would not warrant a refusal in this case.

There is a boundary fence as existing. The original plans showed the fence to be removed alongside the extension and the side elevation of the extension to form the boundary. Amended plans have been received to show the fence forming the boundary as agreed between the applicant's agent and the neighbour. The fence is to be removed whilst construction takes place and reinstated on completion of works. This is detailed on the plans to be approved.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing render, tiles and facing brickwork.
4. No additional windows on the west side and rooflights to be obscure glass level 3 minimum.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 26th August 2025

Authorised by: Peter Barnett Date: 26 August 2025