Expiry Date - 17/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0341/10 **Recommendation – Permit Application**

Site: **First Floor Flat 33 Victoria Road Shoreham-by-Sea West Sussex BN43 5LA**

Proposal: **Loft conversion of first-floor flat (with front and rear rooflights)**

The Application

The application site is a semi detached two storey property within a street of similar buildings within the built up area of Shoreham. The building is currently divided into a ground floor and first floor flat. The occupier of the first floor flat seeks consent to convert the loft space and insert two front and two rear velux windows. As existing the first floor comprises of a bedroom, lounge, bathroom and kitchen. This space will be rearranged and an additional bedroom will be formed within the loft space.

Consultations and Representations

Third Parties: - 1 letter has been received from the owner of the ground floor flat at no. 33 Victoria Road stating that as their flat is on the market the new owner as joint freeholder would need to be agreeable to the works. Therefore could the application be put on hold.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (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 the neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The proposed velux windows to the front and rear roof slope will not result in any overlooking to adjacent dwellings. There will be no adverse impact on the residential amenities of the occupiers of the adjacent properties. The proposal will result in an increase from a one bedroom to a two bedroom flat the number of residential units is not increasing.

The matter raised by the owner of the ground floor flat in relation to the issue of Freehold is not a planning matter. Consent of the Freeholder would need to be given prior to any works commencing despite planning consent being granted.

Visual Amenity

The proposed velux windows will be visible within the street scene and surrounding area. It is not considered that they will be detrimental to the character and appearance of the building or existing built environment.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. The loft conversion hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. 01 – AD-129 – received 22nd September 2010.

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

Case Officer Hannah Barker Date