Development Control – Delegated Officer Report

Application Number: AWDM/0225/14 Recommendation – Approve

Site: 10 Coral Close

Proposal: Rooms in roof with rooflights to front and rear

Date of site visit: 14.3.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid-terrace two-storey modern building in a residential cul-de-sac of a recent housing estate built in the grounds of Southlands Hospital. The property is in Southlands Conservation Area.

The application proposes to install 2 x roof lights in the front roof slope and 2 x roof lights in rear roof slope.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 AB3-AB6
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to the statutory tests of new development in a Conservation Area being satisfied.

Visual amenity and Heritage Assets

The rear roofslope is currently adorned with solar panels, and a new discreetly positioned roof light either side of this would not be visually obtrusive.

The front roofslope is currently unadorned. The introduction of two roof lights would change this. But both are sensitively positioned on the building, balanced above the French doors at first floor. They can be made “Conservation-style” to make them further sympathetic still.

The redevelopment of this area has fundamentally altered the established character and appearance of the Conservation Area, and the host property is a modern building that makes no contribution to the area’s historic special qualities.

Residential amenity

The angle and position of the roof lights mean it would not allow for invasive views onto neighbours, or unacceptable loss of privacy.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment including the Southlands Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7, AB3-AB6) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time
2. Approved plans
3. Conservation rooflights

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 letter(s) of representation? N

Case Officer:	Matthew Porter	Date: 15-4-14
Authorised by:	Peter Barnett	Date: 15 April 2014