Development Control – Delegated Officer Report

Application Number: AWDM/1069/14 Recommendation – APPROVE

Site: 20 The Quay, Emerald Quay, Shoreham

Proposal: Conversion of roof space above second floor flat to create a further bedroom with roof lights on east and west roof slopes and Cabrio balcony system on east roof slope

Date of site visit: 26.08.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the westerly branch of Emerald Quay and comprises a two bedroom second floor flat located within a three storey building. The application property is located within a modern development comprising a mixture of three storey town houses, two storey terrace properties and flats.

The proposal seeks planning permission to convert the roof space above the second floor flat to form an additional master bedroom and en-suite bathroom. It is also proposed to install two roof lights in the westerly front roof slope of the property and one roof light and two Cabrio-Velux roof lights in the easterly rear roof slope of the property.

Consultations: None received.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle
There is no objection to the principle to the proposed development which involves alterations to the roof of an existing residential flat.

Visual amenity

The application property comprises a second-floor flat located within a three storey building which has remained predominantly unaltered since its original construction. However, the generously proportioned pitched roofs of the buildings within Emerald Quay lend themselves to conversion. Other residential properties within the Emerald Quay complex have therefore converted their roof spaces and installed roof lights which are visible from the surrounding roads. It is therefore considered that the proposed roof lights would not appear out of keeping or duly prominent from the street scene perspective.

Residential amenity

The proposed Cabrio-Velux roof lights would be located to the rear easterly roof slope which faces the basin. The neighbouring residential properties on the opposite side of the basin to the east would be distanced in excess of 45 metres from the proposed roof lights and it is therefore considered that they would not cause any serious loss of privacy to the easterly neighbouring occupiers. To the north and south the Cabrio-Velux roof lights would be located adjacent to the tiled roofs of the adjacent flats. The roof spaces on the neighbouring flats have not been converted, however if they were converted in the future it is considered unlikely that the proposed Cabrio-Velux roof lights would cause any harmful loss of privacy to the neighbouring occupiers as the balcony area is located within the confines of the existing roof space with the existing roof slope of the building providing a screen to both sides. It is therefore considered that the proposed Cabrio-Velux roof lights to the east would not cause any overlooking to the neighbouring flats to the north or south of the property.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Block & Location Plan, Drawing No. 04, Received on 8th August 2014.
   Title: Plans & Elevations as Existing, Drawing No. 01, Received on 8th August 2014.
   Title: Plans & Elevations as Proposed, Drawing No. 02 Rev A, Received on 8th August 2014.

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

Informative

1. Proactive Statement – No Amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebecca Tier Date: 29th September 2014

Authorised by: Jo Morin Date: 29.09.2014