Development Management – Delegated Officer Report

Application Number: AWDM/0793/18 Recommendation – APPROVE

Site: 17 King Charles Place, Emerald Quay, Shoreham-By-Sea

Proposal: Proposed roof conversion to create second floor living/Kitchen/dining area with rooflights to south and north roofslopes.

Date of site visit: 29.08.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located on the south east side of the Emerald Quay development with Harbour Way to the south. It is currently a two bedroom first floor flat over one floor. Consent is sought to convert the loft space with 2 velux windows to the front, south facing roof slope and 2 to the north facing roof slope. The loft space will accommodate a living, kitchen, dining space with an additional two bedrooms created on the first floor, (as originally submitted.) Amended plans have since been submitted to show three bedrooms proposed instead of 4, the third bedroom being larger in size. These plans are for consideration here. The application property is located within a modern development comprising a mixture of three storey town houses, two storey terrace properties and flats.

Consultations:

Adur and Worthing Councils: The **Environmental Health** Officer advises that whilst she appreciates the neighbours' concerns they haven't received any complaints about noise and as the application is for a residential loft conversion, building regs would cover any concerns about noise between neighbouring residential properties. She does not have any grounds to require any higher levels of sound insulation.

Representations: 2 letters of objection received: -

1 from the landlord and 1 from the tenant of the flat below the application site objecting strongly the following concerns are raised: -

- The property will be altered into a property suitable for 8 plus adults.
- Currently Air B and B
- Those using the property have no regard for neighbours, noise and disturbance, outside, within the building and within common area.

- Parking issues - each property on Emerald Quay has one allocated space. This development will result in too many cars highway safety issues and dangerous parking.
- Flat below sleep on ground floor therefore from disturbance outside.
- Weekends are ‘our time’ as with most working couples.

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity
The application property comprises a first floor flat located within a two 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 within the development and 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, or from within the development itself.

Residential amenity

The addition of the front and rear facing rooflights will not give rise to any overlooking to adjacent properties. The roof lights to the south face onto Harbour Way and properties the other side of the road. To the north the properties are some distance away due to the layout of the development, in excess of 20 metres.

As set out above, objections have been received from the landlord and tenant of the flat below the application site. Although these concerns are acknowledged, within the context of this proposal these objections could not justify a refusal here. The letting of the property in this way does not need planning consent and can therefore not be controlled here. At anytime this could cease and the property could be bought/sold or let long term, the Local Planning Authority has no control over the way the property is let and who the tenants/occupiers are unless planning consent is required for such a use, (which is not the case here.) In this case the objector has been advised by the case officer to contact Environmental Health to see if they can assist with the issues here. They have also been advised via email with regards to the change to the

proposed plans. The proposed plans show the main living/dining area as being within the roofspace which may help in reducing noise impact to the flat below. Building Regulations will cover noise between properties.

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. Approved plans

Informative

1. Proactive Statement – amendment

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

Case Officer: Hannah Barker Date: 20 September 2018

Authorised by: Peter Barnett Date: 11 October 2018