Development Management – Delegated Officer Report

Application Number: AWDM/1062/23 Recommendation: Approve

Site: Flat 15 Caxton House, 18 Ham Road, Shoreham-by-sea

Proposal: Installation of four roof lights in connection with formation of accommodation in roof space

Date of Site Visit: 9th August 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Caxton House is a recent development of flats within the Conservation Area on the north side of Ham Road. This application is proposing to install four rooflights at the eastern end of the building (Flat 15) to enable the loft space to be used as residential accommodation (study and bathroom).

The rooflights (2 on each side of the roofslope) are to be of a conservation-style measuring 1180 x 780mm.

Planning History:

AWDM/1688/18 - Demolition of existing building (mixed use Office B1 and general industrial B2) and construction of new building providing 14 residential units comprising 1 no. 1 bedroom flat; 12 no. two bedroom and 1 no. three bedroom flats with undercroft parking. Parking for 5 vehicles and 16 cycles.

Consultations:

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

National Planning Policy Framework (July 2021)
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 conservation area.

Visual amenity

The rooflights are considered to be appropriate for the area and are shown as being set back on the roofslope so as not to be prominent when viewed from the street. The character and appearance of the Conservation Area and the building itself will be preserved.

Residential amenity

The rooflights will not cause harm to neighbours. To the east is an office building at a lower level and sufficiently distant, while to the west is the blank roofslope of the adjoining gable.

The accommodation to be provided is acceptable and will not cause harm to adjoining flats.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Conservation rooflight as shown on plans

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance

with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 11 September 2023

Authorised by: Gary Peck Date: 11 September 2023