Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1501/15

Site: **5b East Street**

Proposal: **Roof extension to create first floor accommodation**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a single storey rear offshoot to a two-storey commerical terrace occupied by a shop (open A1 use). It is laid out as a self-contained flat, with rendered walls and plastic windows. It is accessed via East Street, a shopping street in Shoreham town centre.

The site is situated in the Shoreham Conservation Area in the 'shopping' character area.

The proposal is for a gable fronted first floor extension to form upper floor living accommodation to the existing flat. This will measure some 3 metres in height, 6 metres in length, and 6 metres in width.

Relevant site history
None

Consultations
Southern Water: *attach informative. Through appropriate planning conditions to ensure appropriate means of surface water disposal are proposed.*

Relevant Planning Policies
National Planning Policy Framework
Saved Adur District Local Plan policies: AG1, AH7, AB4, AB6

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to satisfying the statutory test for new development in a Conservation Area.

Visual amenity and Heritage Assets

The extension would add further scale and bulk to the building, and its ridge would sit just above the eaves of the main building. However it would remain just sufficiently visually subservient when viewed against the backdrop of the larger main building to avoid it being viewed as harmful.

The exterior materials/finishes would complement those rendered/painted finishes on surrounding buildings, so would not be out of character. The roof lights are logically positioned within either slope, and of a sympathetic design – as are the new doors.

Because of these design merits, the proposal would preserve the established character and appearance of the Conservation Area and the special qualities of the 'shopping' character area identified in the Council's adopted appraisal.

Residential amenity - neighbours

The neighbours principally impacted upon by this development are those occupiers of the first floor flats of the commerical terrace at the rear, and the first floor flats at the rear of the unit to the north.

The new extension would be built in close proximity to the first floor flat directly above the shop, which exhibits a roof terrace. Some reduction in outlook and view from the windows and terrace of this flat would be inevitable. However the line of sight from the principal windows would be preserved. Taking this, together with the wall-to-wall separation gap that would be retained ensures the severity of resultant overshadowing and overbearing would not be adverse.

The roof lights would allow for some views onto neighbours. However, there is currently mutual overlooking between neighbours facing one another. Although the roof light cills would be low in the roof slope, no direct line of sight would be afforded into neighbour's private rooms.

Recommendation

APPROVE

Subject to Conditions:-

1. time limit
2. Approved Plans
3. External materials/finishes to match

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?
No

Case Officer: Matthew Porter Date: 15-12-2015

Authorised by: Peter Barnett Date: 18 December 2015