Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0534/16

Site: **5 East Street Shoreham-by-Sea West Sussex BN43 5ZE**

Proposal: **Formation of one-bedroom flat at second-floor level including second floor extension over existing flat roof at rear and conversion of roof space (with rear dormer and front and rear rooflights).**

Date of site visit: 6 May 2016

Neighbours checked: Y

Additional neighbour notifications: Y – 14 Church Street

Proposal, Site and Surroundings

The application relates to 5 East Street which contains the Olive Tree shop on the ground floor, a 1 bed flat within a flat roofed extension on the ground floor and a 3 bed flat on the first floor. The building is located on the west side of East Street, within the Shoreham Conservation Area.

Permission is sought to convert the roofspace to form a third, 1-bed flat, with a new flat roofed dormer at the rear and three rooflights at the front. A second floor extension is also proposed over an existing flat roofed rear extension. It will have a hipped roof which will finish just below the ridge of the main building. Two rooflights are proposed in the south side roofslope.

Relevant site history

ADC/0234/09 - Reduction of shop area to 91sqm and creation of a one-bedroom apartment to the rear accessed via the existing undercroft, minor external changes and provision of communal bin, recycling and cycle storage, and external rear roof terrace for first floor flat - approved

ADC/0395/10 - Formation of one-bedroom flat at second floor level including part-hipped gabled rear extension and conversion of roof space (with rear dormer and front rooflights) - approved

AWDM/1501/15 - Roof extension to create first floor accommodation over rear ground floor flat (5B) - approved.

Consultations

West Sussex County Council: The ***Highways*** Officer has no objection subject to cycle parking condition

Adur District Council: The ***Drainage Engineer*** comments that the proposed site lies within flood zone 1 and appears to be unaffected by surface water flooding.

The applicant has indicated the intention to use sustainable drainage for the extension, but drainage for this has to connect to that of the original building as there is no room on the site for the construction of a new soakaway.

Southern Water Services: Requests informatives

Adur District Conservation Advisory Group: Not received

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.4 'Flat Conversions'
National Housing Standards
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises the formation of a new dwelling to increase the 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, whether the flat is of a suitable size taking into account internal space standards, and the effect on the character and appearance of the building and its setting within the Conservation Area.

Visual amenity

The extension and dormer is at the rear of the building and will not be visible from public viewpoints within the Conservation Area. The proposed dormer is a 'box' design but it will be set well below the ridge and up from the eaves, leaving adequate roofslope visible around it. It will be the same size as the dormer approved originally in 2010 (now lapsed).

The second floor extension will sit above an existing projection and will not bring the building any closer to the rear. The adjoining flat roofed building to

the north projects further to the rear by 1.2m and is a full 3 storeys in height (as is the building to the south) so, while the new extension at 5 East Street will rise above the top of the adjoining parapet, it will not appear out of scale with its neighbours. Its design is considered to be sympathetic to the existing building.

The front rooflights are to be 'conservation' style, fitted flush with the roof plane with black painted metal frames and central glazing bar which are considered appropriate to the area.

Residential amenity

The proposed extensions will not adversely affect the amenities of the adjoining buildings to the north and south. To the north, No7 East Street projects further back and the proposed extension will not therefore cause any loss of light or outlook to the west facing windows at No.7. To the south, No 3 has a window which faces the site which is 10m from the 2nd floor extension. It will not suffer any loss of light while previous concerns about overlooking have been overcome by moving the rooflights to the north side . The proposed dormer, while close to the neighbour to the south, will face west and will not afford any views into the adjacent windows.

To the west the nearest dwellings in Church Street are some 21m away which is only just below the 22m window-to-window recommended distance. However this distance is considered acceptable in this high density town centre location. No adverse overlooking will arise and it should be noted that the windows of the adjoining building are 1.2m closer.

Since permission was originally granted for a second floor flat in 2010, consent has since been granted for a first floor extension above the rear flat. A number of rooflights are proposed within that extension and there is the potential for some overlooking from the new dormer now proposed. However, the angle of view will be oblique and it is not considered that it would be sufficiently harmful to warrant refusal.

For the proposed occupiers, the flat will have a gross internal floor area of approximately 50sqm which exceeds the National Space Standards for a 1 person flat. Internal stacking and the relationship with the flat below is not ideal, with the kitchen/lounge of the proposed flat siting above the bedrooms of the flat below. However, the flat will have to comply with the Building Regulations and sound insulation standards and an objection on the basis of the room stacking is not considered to be sufficient grounds to refuse the application.

On balance, the proposal makes efficient use of the building within the town centre without detriment to residential or visual amenity and can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Time limit
3. Materials
4. The front rooflights hereby permitted shall be of a ‘conservation’ style, fitted flush with the roof plane with black painted metal frames and central glazing bar, in accordance with details to be submitted to and approved in writing by the local planning authority prior to their installation.
5. Bicycle storage provision

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

1. 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.
2. Southern Water

Case Officer: Peter Barnett Date: 7 June 2016

Authorised by: Gary Peck Date: 7 June 2016