Expiry Date - 17/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0347/10 **Recommendation – Permit Application**

Site: **10 King Charles Place Emerald Quay Shoreham-by-Sea West Sussex**

Proposal: **Conversion of roofspace of second-floor flat to create a three-bedroom maisonette with rooflights on front and rear elevations**

The Application

The application relates to a three storey block of flats in Emerald Quay which back onto the north side of Harbour Way, close to the junction with Shingle Road. It is proposed to convert the roofspace of one of the top floor flats into living accommodation, to provide a third bedroom and a second bathroom. The only external alterations are the provision of a single rooflight to the north elevation and two rooflights to the south elevation (the original plans showing a Velux Cabrio balcony system were considered to be unacceptable and have been amended).

Consultations and Representations

Consultations/Comments

None

Third Parties

No third party representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed rooflight to the rear is to serve a bedroom and will be obscure glazed. It will face over a car park and towards Emerald Quay where there are a number of high density flats with rooflights.

The south elevation of the building, and that of the adjoining block, South Point, does not have any rooflights or other alterations at roof level. The introduction of rooflights will therefore set a precedent. However, as amended, they are modest features (0.98m by 0.78m) which will not unduly harm the character and appearance of the building or the street scene.

Residential amenity

The proposed rooflights will not result in any loss of residential amenity. The north elevation faces a car park while the south faces dwellings across the road. There are already a large number of window openings on both elevations of the block and the rooflights will not result in a significant increase in overlooking.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

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1. C1Ci
2. This permission relates to the following approved plans:
   Drawing No. 03 (1:1250 Scale Location Plan and 1:500 Scale Block Plan) date stamped received 22 September 2010, Drawing No. 02 Rev A (Plans, Elevations and Section as Proposed) date stamped received 27 October 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 27 October 2010