Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1092/15

Site: **4 West Point Emerald Quay Shoreham-By-Sea**

Proposal: **Conversion of roof space to create further bedroom with ensuite for Flat 4. 1 no. rooflight to front (south) elevation and 3 no. rooflights to rear (north) elevation**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for the insertion of 4 no. roof lights. The application property is a flat in a purpose built complex, in an outer residential suburb of Shoreham.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of housing stock is acceptable in principle.

Visual amenity

The roof lights are modest in number and size, and would be positioned in an ordered arrangement.

Roof lights are evident elsewhere in the flat complex.

Residential amenity – effect on existing dwellings

Views from the rooflights onto neighbours would be acutely oblique, so no invasive overlooking would occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informatives

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 any representations? N

Case Officer signed: Matthew Porter Date: 03-09-2015

Authorised and signed by: Peter Barnett Date: 4 September 2015