Development Management - Delegated Officer Report

Application Number: AWDM/0346/16 Recommendation – Approve

Site: **1A Windmill Parade, 163 - 183 Old Shoreham Road, Southwick**

Proposal: **Refurbishment of existing first-floor flat to include formation of a patio on part of existing flat roof and provision of access door and railings.**

Date of site visit: 22 March 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace property in Windmill Parade fronting Old Shoreham Road. It forms part of a small parade of commercial premises and is occupied by a restaurant on the ground floor with a flat above. The application is proposing to refurbish the flat by removing one bedroom and replacing it with a living room with door access to the flat roof above a ground floor extension at the side of the restaurant. A roof terrace is to be formed on the front part of the roof with 1.2m high metal railing surround.

The plans also show a proposed extension to the restaurant kitchen on the ground floor which was approved in 2003 but has not been completed. Work commenced in 2006 and this is confirmed by way of a check of the Council's Building Control records.

Relevant site history

Various including SW/27/03 - Single-Storey Rear Extension to Restaurant Kitchen & Staff Bedroom/Ensuite WC in Roofspace with Side and Rear Dormers

Consultations

Southern Water: No comments

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing 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 and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The property is an end of terrace building on a corner plot and, as such, is in a prominent location. The proposed roof terrace would be the only example of such in the vicinity and it could be argued that it would be out of keeping. However, the railings will be set off the edge of the roof and the terrace will only incorporate the front part of the flat roof. Consequently, it will not be an excessively large area. The alterations to form a door in the first floor side elevation are also not considered to be unduly intrusive or visually harmful.

Furniture or other paraphernalia has the potential to be left out on the terrace which may have some visual impact. However, on balance, any visual harm will not be serious and it is not therefore considered to be necessary to restrict this by condition.

Residential amenity

The position of the terrace is unlikely to have an adverse impact on neigbouring residents. The terrace will be confined to the front part of the side roof and will not result in overlooking of neighbouring gardens or windows. To the north, 2 Overhill, is set behind the line of the site and only limited views over the front garden of that bungalow will be possible. To the west, there is a commercial garage. Houses opposite are on the other side of Old Shoreham Road and they will not suffer any loss of amenity as a result of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

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

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.

Case Officer: Peter Barnett Date: 8 April 2016

Authorised by: Gary Peck Date: 11 April 2016