# Development Management - Delegated Officer Report

**Application Number: AWDM/2004/20 Recommendation – APPROVE**

**Site: Atlantic Court, Ferry Road, Shoreham-by-Sea, BN43 5YJ**

**Proposal: Re-roofing flat roof with the addition of insulation, lifting the roof by 120 – 200mm.**

**Date of site visit:** Visited site previously. Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal**

The property is 5 storey block of flats with the main elevations being east and west. The property is very uniform in design with all the flats looking the same/similar to one another.

The property is situated within the Shoreham Beach Estate, and lies to the west of Ferry Road, and north of Beach Road. The River Adur lies to the north and the Sea lies to the south.

The proposal seeks permission to add insulation to the roof of the block which will raise the height of the existing roof by some 120 – 200mm.

**Representations:** None received

**Consultations:** None

**Relevant Planning History:** None

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

**Planning Assessment**

**Principle**

The proposal comprises upgrading 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 surrounding area.

**Visual Amenity:**

The proposed roof insulation is in line with requirements by the Building Regulations. The insulation, when applied, will of course ultimately raise the height of the roof. However, this height will be only some 120mm – 200mm, which is not considered excessive particularly for the gains it will provide to the building.

The existing blockwork parapet will also need to be raised, however, this too will not be of a significant height, only some 2 – 3 brick courses.

It is doubtful if this increase will be readily visible from ground floor.

**Residential Amenity:**

It is considered that there will be no material harmful effect onto the existing residential amenities of the block or the wider area in general.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit
3. Materials

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

**Informative:-**

1. Approved without amendment

Case Officer: Eve Hearsey Date: 29.01.2021

Authorised by: Peter Barnett Date: 29 January 2021