Development Control – Delegated Officer Report

Application Number: AWDM/0296/14 Recommendation – APPROVE

Site: 10 South Point Emerald Quay Shoreham-By-Sea West Sussex

Proposal: Conversion of roof space of second floor flat to form a maisonette (with roof lights)

Date of site visit: 26.03.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a part 3/part 2-storey purpose-built flat block forming part of Emerald Quay, a distinctive complex of residential flats dating from the late 1980s. The building fronts onto the north side of Harbour Way to the west of the entrance into the complex. The form and design of the flat building is mirrored on the east side of the entrance (King Charles Place).

Permission is sought to convert the void within the pitched-roof above the second-floor flat to living accommodation. The resulting maisonette would have 4 bedrooms. The only external alterations are 2 no. Velux rooflights (0.98m x 0.78m) on both the front (South) and rear (North) roofslopes.

Consultations: None

Representations: The occupier of Flat 9 objects not to the proposal itself, but to the fact that work appears to have already started and is taking place on a Saturday which is causing inconvenience/disturbance.

Relevant Planning Policies

Adopted 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 (CLG 2012)

Planning Assessment

Principle

The proposal constitutes up-grading of the existing housing stock and can be supported in principle. The relevant considerations are the effects on the residential and visual amenities of the locality and highway safety.

Visual amenity

The proposed rooflights will have limited visual impact and will mirror similar works undertaken at 10 King Charles Place (ADC/0347/10 refers), if anything, restoring a balanced appearance to the flat complex.

Residential amenity

The lowest edge of the rooflights would be positioned approximately 1.3m above the floor of the new room. Those on the north roof slope would face towards The Quay, a 2-storey flat building within the complex, at a distance of approximately 30m. Rooflights on the south slope would overlook houses on the south side of Harbour Way and on the corner with Shingle Road. There are a large number of windows openings within the existing flat block and the effect of overlooking from the proposed rooflights would not be significantly different than currently occurs and would not be unneighbourly.

With regard to the issue raised by the third party, it is not the practice of the Council to impose restrictions on hours of work for the implementation of householder developments of this type.

Highway safety

It is not clear whether there is dedicated parking provision serving the existing flat, although open parking bays immediately adjoin the north side of South Point. The creation of a 4-bedroom unit (compared to the existing 2-bedroom unit) may increase the demand for parking. However, the site is sustainably located close to a bus route and within walking distance of the shops and facilities of Shoreham town centre (via the footbridge).

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detriment to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. 3 year time limit
2. Approved plans

Informative

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 letter(s) of representation? Y

Case Officer: Jo Morin Date: 16 April 2014

Authorised by: Gary Peck Date: 16 April 2014