# Development Control – Delegated Officer Report

**Application Number: AWDM/0816/15 Recommendation – APPROVE**

**Site: 13B Riverside Road, Shoreham-by-Sea**

**Proposal: Proposed roof conversion to first floor flat (including two rooflights to the front roofslope, one to the east side roofslope and seven to the rear roofslope) to form 4 bedroomed first and second floor maisonette**

Neighbours checked: Y Additional neighbour notifications: N

**Proposal, Site and Surroundings**

This application relates to a two storey block of four purpose built flats built in a Mansion style to look like semi detached houses. They are on the north side of Riverside Road. The block was built in the 1920's and has an imposing double fronted appearance with large windows and a simple rendered finish.

The rear of the building looks out towards the river with Stills Yard workshops between the rear garden and the river boundary. The two first floor flats have their main entrances at the front but share a joint concrete staircase and platform access at the rear which gives access to their share of the rear gardens. Intervisibility between the units is well established.

To the west is a more modern dwelling which sits deeper into its site than the flats.

As amended, permission is sought to add two rooflights to the front roofslope, one to the east side roofslope and seven to the rear roofslope, which includes 3 pairs of rooflights, one above the other. The proposal will result in the formation of two additional bedrooms within the roof to enable the first and second floor to be used as a maisonette.

**Relevant Planning History**

SU/279/88 - Alterations to form self contained flats at second floor level (with dormers to front and rear). Refused 10.1.89 – Appeal Dismissed.

AWDM/1188/12 - Installation of three rear rooflights and one side rooflight to first floor flat and use of roofspace as habitable room (11B) - approved

**Consultations**

None

**Representations**
2 letters of objection received from the occupier of 13a Riverside Road:-

- Who owns the roof?
- Will owner be responsible for maintenance/problems arising from proposed work?
- What is the timescale for the work?
- Will applicants gain court order to gain access at ground level to carry out the work?
- Block Plan is misleading – they do not own land around the flat

**Relevant Planning Policies and Guidance**

National Planning Policy Framework (DCLG 2012)
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'.

**Planning Assessment**

***Residential amenity***

The rear rooflights have the potential to cause overlooking, particularly as three pairs will be full height. However, existing dwellings are currently overlooked from rear windows in the application site and neighbouring properties and it is not considered that the rooflights proposed will significantly increase the amount of overlooking for any neighbouring property.

***Visual amenity***

The inclusion of roof lights to the front, rear and side elevations will have no significant impact on the appearance of this block. The larger rooflights will be at the rear and will face across the river. While visible from across the river, their visual impact will be mitigated by the distance involved to the north side of the river.

***Other matters***

The comments of the neighbour at 13a are noted. However, all the points raised relate to private, legal matters or matters not related to planning.

**Recommendation**

**APPROVE**

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

Is recommendation contrary to any representations? Y

Case Officer signed: Peter Barnett Date: 13 July 2015
Authorised and signed by: Gary Peck Date: 13 July 2015