Development Management - Delegated Officer Report

Application Number: AWDM/0786/14 Recommendation – Approve

Site: 7 The Quay, Emerald Quay, Shoreham-By-Sea West Sussex, BN43 5JP

Proposal: Conversion of roofspace to form maisonette with cabrio balconies on west (rear) roof slope and rooflights to front and rear roofslopes

Date of site visit: 17 June 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 3 storey block of flats within a group of similar buildings around Emerald Quay. The existing building has no roof alterations but there are projecting gables containing balconies at the rear and projecting gables at the front.

It is proposed to install two Velux rooflights on the front roofslope and a rooflight and Cabrio balcony system on the rear roofslope. The Cabrio rooflights are to be positioned immediately to the south of the larger central gable.

Relevant site history

SU/41/05 - Rooms In Roof With Rooflights In Front (East) And Rear (West) Roof Slopes – approved

Consultations

None

Representations

1 letter of objection received from the occupier of 8 The Quay:-

- Will set a precedent for all of the top floor flats resulting in overdevelopment
- Temporary noise and disruption caused by building works
- Increased noise to flat below

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’

Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

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 proposed rooflights will not be unduly harmful to the character and appearance of the Emerald Quay development as a whole. Other rooflights are visible in the area including a cluster on a building at the riverside entrance to the Quay. The Cabrio balcony will be more intrusive when opened but there are other balconies on the rear elevation and it will not appear unduly out of character. The front rooflights are also considered to be acceptable in visual terms. It should be noted that permission was granted for a similar development in 2005, but never implemented.

Residential amenity

The rooflights are not likely to result in a material increase in overlooking in view of the number of existing windows and balconies on the building. The issue of noise during building works is not a planning consideration. It is not considered that the proposal to develop within the roof to form a maisonette will cause a material increase in disturbance in the long term to the occupants of the lower flat.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. 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 July 2014
Authorised by: Gary Peck Date: 9 July 2014