Development Management – Delegated Officer Report

Application Number: AWDM/0674/23 Recommendation: APPROVE

Site: 380A Brighton Road, Shoreham-By-Sea, West Sussex

Proposal: Alterations to first floor including moving entrance door to west elevation with extended platform and balustrade and addition of rooflights to south and north roofslopes and sun tunnels to north roofslope

Date of Site Visit: 20th June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a first and second floor two bedroom flat above a business premises on the north side of Brighton Road near Shoreham town centre. The property is accessed via an external staircase to the rear of the site. Consent is sought to alter the internal layout of the property to increase the size of the kitchen and move the bathroom, this in turn will result in the external platform at the top of the staircase being increased slightly and the entrance being moved from the rear north elevation to the west side of the building. Also proposed are two sun tunnels and a velux to the rear roof slope and two velux roof lights either side of the existing dormer on the front roof slope.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and current occupiers and the effect on the character and appearance of the area.

Visual amenity

The changes to the rear access, velux and sun tunnels and front velux windows will all be visible from the street scene and surrounding dwellings. These are all minor changes in relation to the existing building and surrounding locality, which comprises a variation of property style and appearance. With purpose built flats to the rear, commercial units at ground floor with residential above. The front velux either side of the dormer will create a variation where there is a row of properties with five dormers with blank roof slopes. The rooflights will introduce variation, however this would not be such to warrant a refusal within this location.

Residential amenity

The roof lights to the front and rear and sun tunnels will be seen from neighbouring properties however there will be no issue with regards to residential amenity. No overlooking, loss of light or overbearing impact will occur. The external staircase is as existing close to windows at the adjacent flat and there is mutual overlooking as the windows look towards each other. The changes to the platform will not increase this, however the additional west facing glazed door will create an extra opening, in addition the bathroom window facing west is to be altered to a kitchen window. It is considered that there is mutual overlooking as existing however these two openings should be obscurely glazed to ensure no intensification of this occurs.

The proposed changes provide an improved layout for the current and future occupiers of the flat with increased light.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The glazing on the west elevation providing the entrance door and the new kitchen window shall be obscurely glazed at all times.

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: Hannah Barker Date: 11th July 2023

Authorised by: Date: