Adur District Council

Planning, Regeneration and Wellbeing

Mr Derek Spears
35 Parklands
Shoreham-by-Sea
BN43 6NN

Our Ref: ADC/0105/10
Your Ref: Date: 27 May 2010

Dear Mr Spears

Planning application for conversion of loft space into habitable rooms with extension of roof from hip to part gable & front dormer

19 Southview Close, Shoreham-by-Sea

I write further to the Planning Committee meeting on Monday 24 May where the above application was discussed.

As you know, planning permission was granted for the application as it stands, including the three rooflights at the rear which do not require planning permission and are 'permitted development'. However, several Members of the Committee requested that the Planning Officer ask the applicant whether he would be willing to amend the application to take account of your objections and concerns.

This is the reply I received from the applicant's agent:

"Having now had the time to discuss this in detail with my client (Applicant) we propose the following:-

1.The rooflight to the top landing/study area will be provided with obscure glass.

2. As part of the amended plans agreed with you, the side window to the proposed rear bedroom and en-suite to the bathroom is to be obscure glass. We therefore feel if one of the rooflights to the rear was made obscure glass then this would detract considerably from the internal appearance of the room. We do not therefore propose to make either of the rear bedroom rooflights obscure glass, on the basis we have already agreed to make the side window in this back bedroom obscure glass. As you have previously indicated, the revised Permitted Development legislation states that rear rooflights can be installed with clear glass without the need for consultation.

3. The rear rooflights have been sized accordingly and at cill heights to conform with Part B.1 means of escape, so to this end we do not wish to alter the size or position of the rear rooflights in the event Building Control ask for 1 or more of these to act as means of escape windows. Again, the side window of the rear bedroom will only have a small opening fan light above 1.7m height from finished floor level to conform with the Planning Policy Guidelines, and therefore can not be used as alternative means of escape window."

You will see that the applicant has agreed to obscure glaze the end rooflight serving the study but has not agreed to obscure glaze the others or reduce their size for the reasons given. While your concerns are noted, I must reiterate that the rooflights do not require planning permission and the applicant would not normally have to obscure glaze any of them. His agreement to obscure glaze one of them is therefore a generous gesture.

Please contact me if you would like to discuss the matter further.

Yours sincerely

Peter Barnett
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