Expiry Date - 09/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0395/10 **Recommendation – Permit Application**

Site: **5 East Street Shoreham-by-Sea West Sussex BN43 5ZE**

Proposal: **Formation of one-bedroom flat at secondfloor level including part-hipped gabled rear extension and conversion of roof space (with rear dormer and front rooflights)**

The Application

The application relates to 5 East Street which contains the Olive Tree shop and a 1 bed flat within a flat roofed extension on the ground floor and a 3 bed flat on the first floor. The building is located on the west side of East Street, within the Shoreham Conservation Area.

Permission is sought to convert the roofspace to form a third, 1-bed flat, with a new flat roofed dormer at the rear and three conservation rooflights at the front. A second floor extension is also proposed which will project 5.8m from the rear wall of the main building over an existing flat roofed extension. It will have an asymmetric roof with part hip at the front and will be 3.7m tall, finishing just below the ridge of the main building.

A previous application for a third flat in the building was withdrawn in 2009 following officer objections to the large dormer and roof terrace proposed at that time (ADC/0355/09)

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objection. No parking is being proposed for this application and no concerns would be raised to a nil parking provision in this location. The site is located in an accessible location within Shoreham town centre and passenger transport facilities are within reasonable walking distance. Cycle parking should be included and this must be secure and covered.

Adur District Council – The Environmental Health Officer advise that the second floor flat would be inappropriately stacked above the first floor flat with a living area spanning above bedrooms. The stair lobby to the second floor is

very tight raising the question on how would residents get any furniture, for example a sofa, up the stairs.

Adur District Conservation Advisory Group - Agree

Third Parties

1 email received from the occupier of 14 Church Street at the rear of the site, stating the proposal is excessive for the site and will seriously encroach on privacy enjoyed by nearby properties and would set a precedent.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising
Development Control Standard No.2 ‘Space Around New Dwellings and Flats’
No. 3 ‘Extensions and Alterations to Dwellings’, No.4 ‘Flat Conversions’
Good Practice Guidance Note - Internal Space Standards for New Homes (ADC 2010)
PPS1 ‘Delivering Sustainable Development (ODPM 2005)
PPS5 ‘Planning and the Historic Environment’ (DCLG 2010)

Planning Assessment

Policies

Policy AB4 requires development within Conservation Areas to be of a high standard of design and construction materials so as to preserve or enhance the area. Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The extension and dormer is at the rear of the building and will not be visible from public viewpoints within the Conservation Area. The proposed dormer is of modest size, set well below the ridge and up from the eaves, leaving ample roofslope visible around it. The second floor extension will sit above an existing projection and will not bring the building any closer to the rear. The adjoining flat roofed building to the north projects further to the rear by 1.2m and is a full 3 storeys in height (as is the building to the south) so, while the new extension at 5 East Street will rise above the top of the adjoining parapet by 1m, it will not appear out of scale with its neighbours. Its design is considered to be sympathetic to the existing building.

The front rooflights are to be 'conservation' style, fitted flush with the roof plane with black painted metal frames and central glazing bar which are considered appropriate to the area.

Residential amenity

The proposed extensions will not adversely affect the amenities of the adjoining buildings to the north and south. To the north, No7 East Street projects further back and the proposed extension will not therefore cause any loss of light or outlook to the west facing windows at No.7, To the south, No 3 has windows which face the site but they are 5.5m from the 2nd floor extension and will not suffer any light loss or loss of privacy as the south elevation is proposed to be blank. The proposed dormer, while close to the neighbour to the south, will face west and will not afford any views into the adjacent windows.

To the west the nearest dwellings in Church Street are some 21m away which is only just below the 22m window-to-window recommended distance. However this distance is considered acceptable in this high density town centre location. No adverse overlooking will arise and it should be noted that the windows of the adjoining building are 1.2m closer.

For the proposed occupiers, the flat will have a gross internal floor area of 65sqm which exceeds the 51sqm required by the Council's Internal Space Standards. Individual room sizes also comply with the Guidance although no storage space is included. The Council's Environmental Health Officer has concerns at internal stacking and the relationship with the flat below, as well as the size of the stair lobby. However, the flat will have to comply with the Building Regulations and sound insulation standards and an objection on the basis of the room stacking is not considered to be sufficient grounds to refuse the application. West Sussex County Council require cycle parking provision and this can be reserved by condition.

On balance, the proposal makes efficient use of the building within the town centre without detriment to residential or visual amenity and can be supported.

Recommendation

APPROVE for reason that :-

2PPi

Subject to:

1. C1Ci
2. C12Ei
3. The rooflights hereby permitted shall be of a 'conservation' style, fitted flush with the roof plane with black painted metal frames and central glazing bar, in accordance with details to be submitted to and approved in writing by the local planning authority prior to their installation.
   Reason – To preserve or enhance the Conservation Area having regard to policy AB4 of the Adur District Local Plan
4. C8Gii (amended) The flat hereby permitted shall not be occupied until provision for secure, covered cycle storage has been made in accordance with details, etc…parking of cycles
   Reason – To reduce reliance on the private motor car in this town centre location
5. This permission relates to the following approved plans date stamped received 14 October 2010:
   Dwg No. 289 03 (Location Plan, Block Plan, Proposed Elevations, Proposed Floor Plans, Proposed Section)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 25 November 2010