Development Management - Delegated Officer Report

Application Number: AWDM/0283/16 Recommendation – Approve

Site: 58B Underdown Road, Southwick

Proposal: Retrospective application for conversion from shop to 3 bedroom dwelling and rear dormer.

Date of site visit: 22 March 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a terraced house on the east side of Underdown Road which was formerly in use as a shop. Retrospective permission is sought for its change of use to a single dwelling. The conversion works also included a new frontage, replacing the shopfront with new windows and entrance door, plus the provision of rooms in the roof served by two front rooflights and a large flat roofed rear dormer, measuring 2.76m high, 4.74m wide and 5.33m deep. The top of the dormer projects above the ridge of the roof and is visible from the street. There is also a rear two storey flat-roofed extension which has been rebuilt on the same footprint.

Relevant site history

An application for prior approval for the conversion to dwelling was submitted in 2015 but was invalidated due to works having already commenced.

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.4 ‘Flat Conversions’
‘Good Practice Guidance Note: Internal Space Standards for New Homes’ (ADC 2010)
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises the provision of a new dwelling within an established residential area. The former shop was not identified or safeguarded for any particular use and was not located in a shopping area. Its loss would not therefore be resisted.

Visual amenity

The works to the frontage are in keeping with the rest of the terrace. The rear dormer is large and it is unfortunate that it projects slightly above the ridge. However, from Underdown Road, its visual impact is limited and it is not particularly noticeable. At the rear, it faces an undeveloped open area and is not visible from public view. On balance, it is not considered that the visual harm arising from the dormer is to such an extent as to warrant refusal of the application.

Residential amenity

The accommodation consists of a 3 bedroom dwelling of generous floor area which complies with national space standards. The works have had no adverse impact on neighbouring occupiers. The rear dormer is almost 90m from the nearest dwelling at the rear.

Recommendation

APPROVE

Subject to Conditions:-

1. Permission relates to approved plans
2. No use of flat roof as balcony

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: 5 April 2016

Authorised by: Gary Peck Date: 5 April 2016