Development Control – Delegated Officer Report

Application Number: AWDM/0322/14 Recommendation – Approve

Site: 26 Kings Charles Place

Proposal: Loft conversion with front and rear rooflights

Date of site visit: 21.3.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for 2 no. rooflights in front roof slope and 2 no. roof lights in rear roof slope.

The application property is a top floor flat in a three storey block in a modern flat development. The surrounding area is an outer residential suburb of Shoreham, on the beach.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

There are some adornments to the roof slopes of this new flat development, so a number of additional roof lights would not be out of character visually.

Residential amenity

The position and angle of view afforded from the roof lights would not be intrusive onto neighbours, so their residential amenities would be unharmed.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative

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.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Matthew Porter Date: 23-4-2014

Authorised by: Peter Barnett Date: 24 April 2014