Expiry 06.06

Development Control – Delegated Officer Report

Application Number: ADC/0212/07 Recommendation - Permit

Site: **33 St Nicholas Place Emerald Quay Shoreham-by-Sea West Sussex**

Proposal: **Rooms in roofspace with rooflights**

The Application

The application property consists of a one bedroom flat which fronts the river on the east side of St. Nicholas Place, which itself is located on the west of the entrance to Emerald Quay.

The proposal is to extend into the roof-space above with two additional bedrooms and one additional bathroom. The rooms would be lit by 6 velux windows grouped in a pair 1.5m wide, a set of three 2.2m wide and an individual velux 0.6m wide.

Consultations and Representations

Third Parties

There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The proposed rooflights would serve the proposed additional upper rooms, and would lie flush with the existing roof plane. Six roof lights might seem excessive however they would be in a roof plane which is steep and 10m in length. The windows themselves would be approximately 15m above ground level at 5th storey level effectively, and would therefore not be particularly visible. They would not project from the roof like dormer windows for example, and would not have an adverse impact on the design of the original flat blocks.

The west facing velux windows would face out above the roofs of the other flats in the block, whilst the one in the east side roof plane would serve only to give light to the stairs serving the upper rooms.

The proposals would not have an adverse impact on the privacy or outlook of any neighbouring flats.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci.

Case Officer: [signature]
Date: 30.05.07

CJ 31/5/07