Expiry Date – 21st November

Development Control – Delegated Officer Report

Application Number: AWDM/1188/12 Recommendation – APPROVE

Site: 11B Riverside Road

Proposal: **Installation of three rear rooflights and one side rooflight to first floor flat and use of roofspace as habitable room. .**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a two storey block of four purpose built flats built in a Mansion style to look like semi detached houses. They are on the north side of Riverside Road. The block was built in the 1920's and has an imposing double fronted appearance with large windows and a simple rendered finish.

The rear of the building looks out towards the river with Stills Yard workshops between the rear garden and the river boundary. The two first floor flats have their main entrances at the front but share a joint concrete staircase and platform access at the rear which gives access to their share of the rear gardens. Intervisibility between the units is well established.

To the west is a more modern dwelling which sits deeper into its site than the flats.

The site is not in a conservation area and is not a listed building.

Permission is sought to add three rooflights to the rear roofslope and a third on the west hipped roof and to create one large room in the loft area. The rooflights sill will sit 1 metre off finished floor level.

Relevant Planning History

SU/279/88 - Alterations to form self contained flats at second floor level (with dormers to front and rear). Refused 10.1.89 – Appeal Dismissed.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
South East Plan policies (SCT1, CC6, BE1),
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.

Planning Assessment

Principle

The main issue in this case is whether the proposed development will lead to significantly higher levels of overlooking for neighbours thereby reducing their privacy. Adur Development Control Standard 3 expects extensions and alterations not to result in an unacceptable degree of overlooking.

Neighbour amenity

No. 5, the house to the west, is currently overlooked from rear windows in the application site and from the joint rear staircase. Clear views over No. 5's rear garden are available from the first floor rear bedroom window. All rear windows and the terrace access allow a view of the ground floor flats garden.

It is not considered that the rooflights proposed will significantly increase the amount of overlooking for any neighbouring property. The side rooflight is closer to the front of the property than the side chimney. The chimney is to be retained. The side rooflight will look across the roofslope of the front dormers at No. 5. Oblique views to the rear will be obstructed by the chimney.

Visual amenity

The inclusion of roof lights to the rear and side elevation will have no significant impact on the appearance of this block.

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 South East Plan policies (SCT1, CC6 and BE1), Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings and the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 15/11/12

Authorised and signed by: P Devonport Date: 16.11.12