Development Management – Delegated Officer Report

Application Number: AWDM/0060/18 Recommendation – APPROVE

Site: 15 The Quay, Emerald Quay, Shoreham

Proposal: Proposed Conversion of loft comprising roof lights to south elevation and cabrio roof light to north elevation.

Date of site visit: 19.02.2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located on the south western side of the Emerald Quay development and as existing comprises a two bedroom first floor flat located within a two storey building. The application property is located within a modern development comprising a mixture of three storey town houses, two storey terrace properties and flats.

The proposal seeks planning permission to convert the roof space above the first floor flat to form an additional master bedroom and en-suite bathroom. This proposal includes the installation of three velux roof lights to the southern facing roof slope and a cabrio balcony roof light on the northern roof slope.

Consultations: None received.

Representations: None received**.**

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The application property comprises a first floor flat located within a two storey building which has remained predominantly unaltered since its original construction. However, the generously proportioned pitched roofs of the buildings within Emerald Quay lend themselves to conversion. Other residential properties within the Emerald Quay complex have therefore converted their roof spaces and installed roof lights which are visible from the surrounding roads. It is therefore considered that the proposed roof lights would not appear out of keeping or duly prominent from the street scene perspective, or from within the development itself.

In this case a cabrio rooflight is also proposed which when opened forms a balcony. As well as standard roof lights there are also examples of cabrio roof lights which have been given consent within Emerald Quay. When closed these rooflights are flush with the roof. AWDM/1069//14 – 20 The Quay and AWDM/0786/14 – 7 The Quay are examples of other similar developments.

Residential amenity

Following the officer's site visit amended plans were sought requiring more detail to show the relationship between the proposed cabrio roof light and the existing, adjacent balconies. There was concern that mutual overlooking may occur between the existing balcony and the proposed master bedroom adjacent. The amended plans show the relationship between proposed and existing more clearly. They show the cabrio rooflight 'tucked in' toward the corner of the building. Therefore no direct overlooking will occur between proposed and existing. However it is acknowledged that existing balconies over look those adjacent and opposite and this is more a communal central basin area than a private space. Also of note is that with cabrio rooflights the balcony area is located within the confines of the existing roof space with the existing roof slop of the building providing a screen to both sides.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. Approved plans

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 6th March 2018

Authorised by: Peter Barnett Date: 6 March 2018