Expiry Date - 11/02/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1763/14 Recommendation – APPROVE

Site: 28 King Charles Place Emerald Quay Shoreham-By-Sea West Sussex

Proposal: Conversion of roofspace to existing second floor to form a maisonette with roof lights

Date of site visit: 18.12.14

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 similar such alterations to the roof slopes of this modern flat development, so a number of additional roof lights would not be out of keeping in principle. Those permitted recently at South Point (AWDM/0296/14) and elsewhere in King Charles Place consisted of a smaller Velux type (0.98 x 0.78), which would have been preferred. However, at least the larger rooflights (0.98 x 1.6) proposed in this case will match those approved and implemented in the adjacent flat unit within the same block at No. 26 (AWDM/0322/14 refers).

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

Subject to Conditions:-

1. Standard time limit
2. Approved plans: drawing no. 03 received 17/12/14 and drawing nos. 01 and 02 received 18/12/14.

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: L Simmons Date: 05-01-2015

Authorised by: J Morin Date: 12.01.2015