Expires 16/12/08.

Development Control – Delegated Officer Report

Application Number: ADC/0499/08 **Recommendation – Permit Application**

Site: **52 Berriedale Drive Sompting Lancing West Sussex**

Proposal: **Covered patio at rear (Renewal of temporary permission)**

The Application

The application property is the western half of a pair of semi-detached bungalows located on the south side of Berriedale Drive, Sompting. The property has large roof extensions, a rear flat roofed extension and a further timber-clad structure attached to the rear sited on the west side of the patio area. This structure is enclosed on the rear and west sides and has an open east side leading onto a raised decked patio area. It is 3.8m in length, 2.6m in height and 2.3m in width with a clear corrugated roof. It acts as a covered seating area and was granted planning permission for a period of 5 years under S/36/03/TP.
This application seeks to renew this permission indefinitely.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted 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

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity
The structure is sited to the rear of the property and is thus out of sight from the street. As originally built, the timber appeared largely untreated and sat 1.1m from new close boarded fencing to the west. With no vegetation it appeared rather stark against the main bungalow. The temporary permission was placed on the structure due to the potential of its materials to deteriorate over time and the fact that the owners stated that it would be a temporary structure possibly to be replaced by a conservatory in the future. No concern was raised over its general appearance, height or massing whilst it was deemed to have no significant impact on the neighbouring properties.
In the intervening years the structure has been treated with a light green stain and surrounded by ornamental vegetation. It now appears far more sympathetic against the bungalow and garden and shows no sign of deterioration. For this reason it is considered that a permanent permission should be applied.

Recommendation

APPROVE for reason that :-

Since being granted temporary planning permission, the development has not detracted from the local environment and has ~~taken place without resulting~~ not resulted in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the ADLP (AG1, AH7) and the WSSP (LOC1, DEV1).

Case Officer:..... Date:17/11/08

PB 18/11/08