Development Management - Delegated Officer Report

Application Number: AWDM/1917/20 Recommendation – APPROVE

Site: 94 Berriedale Drive, Sompting, Lancing

Proposal: Single storey rear extension with 3 no. roof lanterns

Date of site visit: No visit: use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties. There is an existing rear projection with lean to section. Permission is sought to extend beyond the existing rear wall at single storey half hipped roof design with roof lanterns proposed.

The extension will provide a lounge, kitchen and extra bedroom.

Amended plans have been received to show the windows on the north elevation to be obscurely glazed to avoid any impact upon the adjacent neighbour where there are clearly glazed windows on the side elevation. The bedroom window is shown to be obscurely glazed however it will be opening as it is required as a means of escape.

Sompting Parish Council: - No objection

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 extension is to the rear of the bungalow and is therefore not visible within the street scene. It is large in relation to the original bungalow, being 6 metres in depth adjacent to the attached bungalow and 6.4 metres deep on the other side, as there is a step out. However, on balance, it is considered to be acceptable in this case. Extensions of this type are not unusual within this locality and therefore the character and appearance of the bungalow will not be detrimentally impacted in this case.

Residential amenity

The main properties to be affected are those either side of the site. The attached bungalow has an existing flat roof rear extension built up to the boundary. The proposed extension will extend beyond this by 2.6 metres. This is considered acceptable as Development Management Standard no. 2 states that when built up to the boundary extensions can be built up to 3.5 metres. So taking this principle this is the same as a 2.6 metre extension. The applicant's agent has also marked a 45 degree line on the plans to show that the extension does to contravene this and therefore it is not considered that there will be any significant loss of light or overbearing impact as a result.

To the north is a neighbouring bungalow with a single storey projection adjacent to the boundary. This has a blank elevation facing onto the site. Again the applicant's agent has showed the 45 degree line to show this is not breached. It is however noted that there is a clearly glazed window on the side elevation of the adjacent bungalow in the original part of the house facing onto the side of no. 94. The proposed plans show windows on the north elevation of the application site to be fitted with obscure glazing as amended. A bedroom is proposed here with a side window this was originally submitted with clear glazing which would have resulted in mutual overlooking. Although not ideal to have no outlook from a bedroom, in this case the applicant was accepting of this requirement, particularly as it will be the smallest bedroom for occasional guests only. It is considered that therefore as a result there will be no overlooking to the adjacent property and the proposal can be supported in this case. It should however be noted that this room will have fully opening windows as required as a means of escape. It is not considered this will give rise to any significant overlooking between properties and on balance is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

5. Obscure glazing and non openable on the north elevation of the dwelling.(except the bedroom window which will be openable as a means of escape.)

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 22nd December 2020

Authorised by: Peter Barnett Date: 22 December 2020