Development Management - Delegated Officer Report

Application Number: AWDM/0474/22 Recommendation – APPROVE

Site: 94 Berriedale Drive, Sompting, BN15 0LD

Proposal: Single storey rear extension and loft conversion with hip to gable roof extension, rear dormer and cladding

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a hipped roof, semi-detached bungalow, located on the east side of Berriedale Drive. There is a small extension to the rear, which may be original as a few others within the street seem to have something similar.

The street scene comprises predominantly semi-detached and detached bungalows, many with hipped roofs, although some have gabled the hip roofs, and provided rear dormers. Some have also provided front rooflights and some have front dormers. Many have provided rear ground floor extensions.

Proposal:

This application seeks planning permission to:-

- Replace the existing small extension, with a wider and deeper rear extension, with a false hipped roof, measuring approx. 4m deep x 6m wide x 3.3m high;
- Extend the roof by way of a hip to gable extension;
- Provide a rear flat roof dormer;
- 3no. rooflights to front roofslope;
- Gable end and sides of rear dormer to have silver grey horizontal cladding

Consultations: Sompting Parish Council: No objection

Representations: None received

Relevant History:

AWDM/1917/20 Single storey rear extension with 3no. roof lanterns. **Approved 24.12.2020**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposed rear extension will not be readily viewed from the street scene, and it is not the full width of the property, thereby it will be small in comparison to the proportions of the dwelling.

The rear dormer is quite wide, but the dormer will not be out of character with the locality, as many wide dormers exist in the area. Further, other hip to gable roof extensions also exist within the street, as do front rooflights. The use of silver cladding is acceptable.

It is not considered that the proposed development will have any material, detrimental effects onto neighbouring residential properties as there are no windows in the side elevations, and there are no properties to the rear of the bungalow only the fields from the Sir Robert Woodard Academy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved with no amendments

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

Case Officer: Eve Hearsey Date: 31.05.2022

Authorised by: Peter Barnett Date: 31 May 2022